WARRANTY DEED

Karen Johnson Davidson County
Batch# 289806 DEEDWARR
09/23/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $702.96
20190923-0096398

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,990.00

Joyce Oliver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joyce Oliver	Joyce Oliver	163-16-0D-003.00CO
(NAME)	(NAME)	
5840 Monroe Xing	5840 Monroe Xing.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lake Forest Homes, Inc., a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joyce Oliver, an unmarred woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No 3, together with common areas, as established by Declaration of Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180710-0066588, as amended in Instrument Number 20180718-0069941, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from NIR Homes, Inc. dated February 13, 2019 will be recorded in Instrument Number 20190904-0089026, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, for information purposes is known as: 5840 Monroe Xing, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

- Charter of record in Instrument Number 20180717-0069538, in the Register's Office for Davidson County, Tennessee.

- Grant of Gas Service or Fuel Line Easement of record in Book 6928, Page 930 and Book 8083, page 79, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee.

- Sign Easement of record in Book 6196, Page 738, in the Register's Office for Davidson County, Tennessee.

- Declaration of Restrictive Covenants, Dedication of Easement, Sewer Reimbursement of record in Book 9336, Page 238, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 1224, Page 256, in the Register's Office for Davidson County, Tennessee.

- Easement Deed by Court Order of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

- Development Easement and Agreement of record in Instrument Number 20031124-0170577, in the Register's Office for Davidson County, Tennessee.

- Subject to rights of others in and to the common areas and/or elements.

Subject to Notice of Completion recorded at Instrument No. 20190904-0089027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 20th day of September, 2019.

President

Lake Forest Homes Inc.

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tomer Minus, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Lake Forest Homes Inc. and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President
WITNESS my hand and seal this 20th day of September, 2019.

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-21

File No.: 201908031

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019