Karen Johnson Davidson County
Batch# 300191 DEEDWARR
10/14/2019 09:33:33 AM 3 pgs
Fees: $18.00 Taxes: $4,402.87
20191014-0104857

19-10-16026

WARRANTY DEED

Address New Owners as:	Tax Bill To:	Map / Parcel
Tomer Minuskin P.O. Box 126 Lavergne, TN 37086	New Owner	Unit 4 163-16-0D-004.00CO Unit 12 163-16-0D-012.00CO Unit 23 163-16-0D-023.00CO Unit 25 163-16-0D-025.00CO Unit 26 163-16-0D-026.00CO Unit 27 163-16-0D-027.00CO Unit 15 and 19 are parts of: 163-16-0B-001.00CO, Map 163 Parcels 395.00 and 401.00, Map 164 Parcels 301.00 and 302.00

This instrument prepared by: The Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Lake Forest Homes, Inc., a Tennessee Corporation**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Tomer Minuskin** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Unit/Lot Numbers 4, 12, 15, 19, 23, 25, 26, and 27, together with common areas, as established by Declaration of Covenants, 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., a Tennessee Corporation, by Quitclaim Deed from NIR Homes, Inc., a Tennessee Corporation, of record in Instrument Number 20191001-0099697, Register's Office for Davidson County, Tennessee.

This is improved property known as 5842, 5880, 5439, 5442, 5892, 5900, 5902, and 5904 Monroe Crossing, Antioch, TN 37013.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Numbers 20180710-0066588 and 20180718-0069941, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $1,189,964.00.

Affiant

Subscribed and sworn to before me this 11 day of October, 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11 day of October, 2019.

Lake Forest Homes, Inc.

By: Moti Minuskin, VP

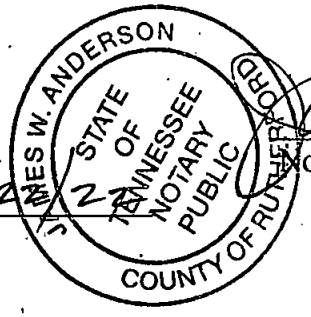
JAMES W. ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn & Subscribed James W. Anderson on 11 Oct 2019

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~} RUTHERFORD

Before me, the undersigned of the state and county mentioned, personally appeared Moti Minuskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Vice President for Lake Forest Homes, Inc., a Tennessee Corporation, and as such President acknowledged that he is authorized to execute the foregoing instrument on behalf of Lake Forest Homes, Inc., a Tennessee Corporation, the within named bargainor, a Tennessee Corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee Corporation by him/herself as Vice President.

Witness my hand this 11 day of October, 2019.



James W. Anderson
Notary Public

My Commission Expires: 5/22/22