Karen Johnson Davidson County
Batch# 307434 DEEDWARR
10/29/2019 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $721.46
20191029-0110783

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
Gail A. Halliburton-Smartt	Life Credit Union	163160D00600CO
(NAME)	(NAME)	
5868 Monroe Xing	2010 Church St. # 204	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37203	
(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 **Gail A. Halliburton-Smartt, unmarried** hereinafter called the GRANTEES, her 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/Lot 6 of Centerview at Provincetown, as shown on Exhibit "B" in the Declaration Of Covenants, Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180710-0066588, as amended in Instrument No. 20180718-0069941, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Centerview at Provincetown, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20180710-0066588, as amended in Instrument No. 20180718-0069941 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from NIR Homes, Inc. dated February 13, 2019 and recorded in Instrument Number 20191015-1015370 Register's Office for Davidson County, Tennessee.

Subject to: Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

All matters as shown on the Final Plat First Revision of Phase One Provincetown of record in Instrument No. 20080729-000077387, Register's Office for Davidson County, Tennessee.

All matters as shown on the Final Plat First Revision of Phase Two Provincetown of record in Instrument No. 20080729-0077388, (Lot 5), Register's Office for Davidson County, Tennessee.

All matters as shown on the Final Plat of Phase 3-B, Provincetown of record in Instrument No. 20080729-0077401, (Lots 12, 13 and 14), Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restriction for Centerview at Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180710-0066588 and amended in Instrument No. 20180718-0069941, Register's Office for Davidson County, Tennessee.

Right of Way and Easement and Ingress/Egress to American Telephone and Telegraph Company of Tennessee of record in Book 1224, page 256, Register's Office for Davidson County, Tennessee.

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

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

Development and Easement Agreement and Agreement to Share Costs of record in Instrument No. 20031124-0170577, Register's Office for Davidson County, Tennessee.

Easement by Court Order In Settlement of Landowner Action in favor of Qwest Communications International, Inc., of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee. (15) Subject to a right of way for L & N Railroad N/K/A CSX Transportation as much as subject property therein lies (on acreage).

Charter of record in Instrument No. 20180717-0069538, said Register's Office.(17)Sign Easement of record in Book 6196, Page 738, said Register's Office

Notice of Completion of record in Instrument No. 20191015-0105371, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5868 Monroe Xing, Antioch, TN 37013

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

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 28th day of October, 2019.

Lake Forest Homes, Inc.

by: Tomer Minuskin, President

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tomer Minuskin, 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 of Lake Forest Homes, Inc.

WITNESS my hand and seal this 28th day of October, 2019.

Notary Public Carl Dunphy
My Commission Expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 201909046

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022