Karen Johnson Davidson County
Batch# 346823 DEEDWARR
01/23/2020 08:49:07 AM 2 pgs
Fees: $13.00 Taxes: $747.36
20200123-0008214

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 1-8-21

(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
Megan Brayton	United Wholesale Mtg	163-16-0D-014.00
(NAME)	(NAME)	
5441 Cedar Ash Xing .	585 S. Blvd E.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pontiac, MI 48341	
(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 **Megan Brayton, a single woman** 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 14 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 will be recorded at the Register's Office in 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.

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).

unimproved ☐

This is improved ☑ property, known as 5441 Cedar Ash 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 22nd day of January, 2020.

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 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 as President of Lake Forest Homes, Inc.

WITNESS my hand and seal this 22nd day of January, 2020.

Notary Public

My Commission Expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 201912039