BILL GARRETT, Davidson County
Trans:T20090054463 DEEDWARR
Recvd: 08/10/09 12:52 2 pgs
Fees:13.00 Taxes:129.50
20090810-0075100

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$35,000.00**

Susan Magnuson
Affiant

Subscribed and sworn before me this **6th day of August, 2009**.

Notary Public

3-20-10
My Commission Expires:

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Unimproved Property known as:	Send tax bills to:
Lake Forest Homes, Inc. **P.O. Box 126** **Lavergne, TN 37086**	**7505 Stecoah Street** **Brentwood, TN 37027**	**New Owner**

MAP 181-3-A PARCEL 294

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SAF Properties, a Tennessee Partnership

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Lake Forest Homes, Inc.

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot Number 103, Revision One, Section Two of Phase One Addition to Indian Creek as shown by plat of record in Instrument Number 20070720-0086794, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to SAF Properties, a Tennessee Partnership by Warranty Deed from Hurley-Y a Tennessee General Partnership dated 9/29/04 of record in Instrument Number 20041001-0118249, Register's Office for Davidson County, Tennessee.

Subject to the following:

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 20070720-0086794, page n/a, Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book/Instrument Number 10752, page 553, as amended in Instrument No. 20000727-0074152, and made applicable in Instrument Number 20070606-0067790, Register's Office for said County.

Storm Water Detention Agreement in Instrument Number 20041025-0128024 and 20060526-0062237, Register's Office for Davidson County, Tennessee.

Charter of Indian Creek Homeowners Association, Inc. of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **6th day of August, 2009**

SAF Properties, a Tennessee Partnership

BY: _____
Fred Yazdian, General Partner

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Fred Yazdian** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **SAF Properties, a Tennessee Partnership** for the purpose therein contained, and who further acknowledge him/her self to be **the General Partner** and being authorized by the board of directors, principals, members, and/or partners to execute this document on behalf of **SAF Properties, a Tennessee Partnership**

Witness my hand and official seal this **6th day of August, 2009.**

My Commission Expires: 3-20-10

_____
Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY