State of Tennessee
County of Davidson

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

Amanda Hopper
Affiant

Subscribed and sworn before me this **14th day of December, 2009.**

Notary Public

3-20-11
My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20090085124 DEEDWARR
Recvd: 12/17/09 15:02 2 pgs
Fees:13.00 Taxes:129.50
20091217-0115039

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE 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**	**8260 Tapocoa Lane** **Brentwood, TN 37027**	**New Owner**

Map 181-3-A Parcel 311

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 124, Revision One Phase Two Addition to Indian Creek, as shown of record in Plat Instrument Number 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to SAF Properties, a Tennessee Partnership, by Deed from Hurley-y, a Tennessee General Partnership, dated 9/29/2004 of record in Instrument No. 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 Instrument No. 200707200086788, Register's Office for said County.

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

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

Storm Water Detention Agreement in Instrument Number 20041025-0128024 and 20060526-0067790, Register's Office for said County.

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 **14th day of December, 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 and/or principals to execute this document on behalf of **SAF Properties, a Tennessee Partnership.**

Witness my hand and official seal this **14th day of December, 2009.**

My Commission Expires:

3-20-10

Notary Public

