BILL GARRETT, Davidson County
Trans:T20100013161 DEEDQC
Recvd: 03/04/10 15:49 2 pgs
Fees:12.00 Taxes:0.00
20100304-0016901

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **SAF Properties, a Tennessee General Partnership** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto **Lake Forest Homes, Inc.** all his/her/it's right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson** County, Tennessee, described as follows:

Being Lot Number 74 Sunset Hills, Phase One, Section Two, as shown of record in Plat Instrument #20071220-0146323, 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 General Partnership by Deed of record in Instrument Number 20030523-0070966 and Instrument Number 20050209-0015271, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20071220-0146323, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129, Register's Office for Davidson County, Tennessee.

Subject to the Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument Number 20071010-0120325, Register's Office for Davidson County, Tennessee.

Subject to an Underground Sanitary Sewer Line easement of record in Instrument Number 20070710-0082048, Register's Office for Davidson County, Tennessee.

Subject to a Right of way easement to United Telephone Company of record in Instrument Number 20071109-0132386, 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.

Subject to Deed conveying the open space and/or common area to Sunset Hills Homeowner's Association, Inc. of record in Instrument Number 20080211-0013604, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 23rd day of **February, 2010.**

SAF Properties, a Tennessee General 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 General 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, Inc. a Tennessee General Partnership.**

Sworn and subscribed to me this 23rd **Day of February, 2010.**

My Commission Expires: 3-20-10

Notary Public

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration for this transfer is $0

Affiant

Sworn and subscribed to me this 23rd **Day of February, 2010.**

My Commission Expires: 3-20-10

Notary Public

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Improved property known as: 3200 Hidden Creek Drive, Cane Ridge, TN 37013

Name and Address of New Owner: Lake Forest Homes, Inc. P.O. Box 126, Lavergne, TN 37086

Send Tax Bills to: New Owner

Map 182-1-A Parcel 74

Prepared by: Service Escrow & Title, Inc.6001 Jackson Square Boulevard #700 Lavergne, TN 37086