BILL GARRETT, Davidson County
Trans:T20100014686 DEEDWARR
Recvd: 03/12/10 08:50 2 pgs
Fees:13.00 Taxes:129.50
20100312-0018874

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn before me this the 5th day of March, 2010.

Notary Public My Commission Expires: 3-20-10

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	8029 Mandan Drive Brentwood, TN 37027	New Owner

Map 181-3-A Parcel ~~347~~ 346

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 GENERAL 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 145, Phase Two, Addition to Indian Creek as shown by plat of record in 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 general partnership by Warranty Deeds of record in Instrument Number 20041001-0118249, Register's Office for Davidson County, Tennessee.

Subject to 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 Instrument #20070720-0086788, Register Office for said County.

Subject to restrictive covenants of record in Book 10752, page 553, as amended in Instrument Number 20000727-0074152 and made applicable in Instrument Number 20070606-0067790, Register's Office for Davidson County, Tennessee.

Subject to a 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 found 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 **5th day of March, 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 instrument on behalf of **SAF Properties, a Tennessee general partnership** for the purposes therein contained, and who further acknowledged 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 general partnership.**

Witness my hand and official seal this **5th day of March, 2010.**

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY