Prepared By:
Southeast Title of Tennessee, Inc.
214 Centerview Drive, Suite 101
Brentwood, TN 37027
FILE # 2010099

**QUIT CLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**SAF Properties, A Tennessee general partnership**

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER, CONVEY AND QUIT CLAIM UNTO,

**Lake Forest Homes, Inc.**

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH AL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **Davidson** COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**Being Lot No. 101, Phase One, Section Two, Sunset Hills as shown by plat of record in Instrument Number 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 deeds of record in Instrument Number 20030523-0070966 and 20050209-0015271, Register's Office for Davidson County, Tennessee.**

**Subject to:**
**Restrictive Covenants contained in instrument of record in Book 5894, Page 186 and Book 5388, Page 713, said Register's Office.**
**Restrictive covenants of record in Instrument No. 20070607-0068102 and 20071220-0146323, said Register's Office.**
**Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument No. 20070605-0067128, said Register's Office.**
**Storm Water Detention Agreement of record in Instrument No. 20060406-0039475 and Instrument No. 20071010-0120325, said Register's Office.**
**Underground Sanitary Sewer line easement of record in Instrument No. 20070710-0082048 and Instrument No. 20080805-0080303, said Register's Office.**
**Right of Way easement to United Telephone Company of record in Instrument No. 20071109-0132386, said Register's Office.**
**Deed conveying the open space to Sunset Hills Homeowners Association Inc. of record in Instrument No. 20080211-0013604, said Register's Office.**

WITNESS MY HAND(S) AND SEAL THIS 14th Day of April, 2010

**SAF Properties, a Tennessee general partnership**

BILL GARRETT, Davidson County
Trans:T20100023767 DEEDQC
Recvd: 04/21/10 14:39 2 pgs
Fees:12.00 Taxes:0.00
20100421-0030227

State of **Tennessee**
County of **Davidson**

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Fred Yazdian**, with whom I am personally acquainted, or who was proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge her/himself to a/the **general partner** of **SAF Properties, a Tennessee general partnership**, the within named bargainor, a **Tennessee general partnership** and that s/he as such **general partner** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation/limited liability by her/himself as **general partner**.

Witness my hand and signature at office in the aforesaid County this 14th of **April, 2010**.

Notary Public

My Commission Expires: 1-6-14

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**Address of new owner:**
Lake Forest Homes, Inc.
P.O. Box 126
Lavergne, TN 37086

**Send tax bills to:**
New Owner

**This is improved property known as:** 944 Morning Road, Cane Ridge, TN 37013

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CURRENT MAP & PARCEL NUMBER(S) Map **182-1-A Parcel 83**

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STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2010.

Notary Public

My commission Expires: 1-6-14

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY