BILL GARRETT, Davidson County
Trans:T20100046778 DEEDWARR
Recvd: 07/30/10 11:34 2 pgs
Fees:13.00 Taxes:296.00

20100730-0059824

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $80,000.00

Subscribed and sworn before me this the 22nd Day of July, 2010.

Affiant

(Affix Seal)

Notary Public

My Commission expires: 1-6-14

WARRANTY DEED

2010274

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

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 121 (Lot 32 Sunset Hills)
Map 181-3A Parcel 348 (Lot 143 Indian Creek)

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
(A/K/A SAF PROPERTIES A TENNESSEE PARTNERHIP)

HEREINAFTER CALLED THE GRANTOR(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:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Phase Two, Sunset Hills, of record in Instrument No. 20100222-0013295, 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 General Partnership by deed recorded February 9, 2005 and May 23, 2003 of record in Instrument No. 20050209-0015271 and Instrument No. 20030523-0070966, Register's Office for Davidson County, Tennessee.

Subject to all matters of record found within a plat of record in Instrument Number 20100222-0013295, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants found 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 deed conveying open space to Sunset Hills HOA of record in Instrument Number 20100225-014274, Register's Office for Davidson County, Tennessee.

Subject to agreements/easements of record in Instrument Numbers 20070710-0082048; 20080805-0080303; and 20060406-0039475, Register's Office for Davidson County, Tennessee.

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

-AND-

Land in Davidson County, Tennessee, being Lot No. 143, on the plan of Revision One, Phase Two, Addition to Indian Creek, of record in Instrument No. 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 a portion of the same property conveyed to SAF Properties, a Tennessee general Partnership by deed from Hurley-Y, a Tennessee General Partnership, of record in Instrument No. 20041001-0118249, dated 09/29/2004, said Register's Office.

Subject to all matters of record found within a plat of record in Instrument Number 20070720-0086788, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 10752; page 533; Instrument Number 20000727-0074152 and Instrument Number 20070606-0067790, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Instrument Numbers 20041025-0128024 and 20060526-0067790, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions for this property 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, estate, title and interest thereto belonging to the said GRANTEES, 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 GRANTEES, 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.

Subscribed and sworn before me this the 22nd day of July, 2010.

SAF Properties, a Tennessee General Partnership
BY: Fred Yazdian, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, **Fred Yazdian**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the **General Partner** of **SAF Properties a Tennessee General Partnership** is authorized by **SAF Properties, a Tennessee General Partnership** to execute this instrument of behalf of **SAF Properties, a Tennessee General Partnership**.

Witness my hand and official seal, this 22nd day of July, 2010.

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY