BILL GARRETT, Davidson County
Trans:T20110005440 DEEDWARR
Recvd: 01/27/11 11:39 2 pgs
Fees:13.00 Taxes:739.96
20110127-0007555

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $199,990.00

Subscribed and sworn before me this the 21st day of January, 2011.

Affiant

(Affix Seal)

Notary Public

My Commission Expires: 1-6-14

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

2011015

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
216 Centerview Drive, Suite 100 Brentwood, Tennessee 37027

Address of new owner:
Ziba Ferdowsi
8017 Mandan Drive
Brentwood, TN 37027

Send tax bills to:
New owner

Map 181-3-A, Parcel 349CO

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,

Lake Forest Homes, Inc.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ziba Ferdowsi

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 No. 142, Revision One, Phase Two Addition to Indian Creek as shown on plan of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete description thereof.

Being all of the same property conveyed to Lake Forest Homes, Inc. by deed dated 8/18/10 from SAF Properties, a Tennessee General Partnership (a/k/a SAF Properties, a Tennessee Partnership) of record in Instrument No. 20100820-0066010, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2011, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 8017 Mandan Drive, Brentwood, TN, 37027

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 unemcumbered, 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 21st day of January, 2011.

Lake Forest Homes, Inc.
By: Tomer Minuskin, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Tomer Minuskin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 21st day of January, 2011.

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY