BILL GARRETT, Davidson County
Trans:T20110014968 DEEDWARR
Recvd: 03/14/11 10:05 2 pgs
Fees:13.00 Taxes:166.50
20110314-0019873

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater is $45,000.00

Subscribed and sworn before me this the 9TH Day of March, 2011.

(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant

Notary Public
My Commission expires: 1/6/14

WARRANTY DEED

2010284

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 123

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. 34 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 Partnership by deeds of record in Instrument No. 20050209-0015271 and 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 20070605-0067129; Book 5894, page 186; and Book 5388, page 713, Register's Office for Davidson County, Tennessee.

Subject to agreements/easements of record in Instrument Numbers 20070710-0082048; 20080805-0080303; 20071109-0132386; 20060406-0039475; 20071010-0120325; and 20060406-0039475, Register's Office for Davidson County, Tennessee.

Charter for Sunset Hills Homeowners association is found of record in Instrument Number 20070605-0067128, 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.

This is unimproved property known as 260 Sundown Drive, Cane Ridge, TN 37013.

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 9th day of March 2011.

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 9th day of March, 2011.

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY