WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/11 11:25 2 pgs
Fees:13.00 Taxes:296.00
20110401-0025103

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

11-03-020-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of March, 2011

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TR&D HOMES, INC.	" NEW OWNER "	182-01-0A-126.00CO
(NAME) 6446 Edinburgh Drive	(NAME)	181-03-0A-287.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TR&D HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I **(248 SUNDOWN DRIVE, CANE RIDGE, TENNESSEE 37013)**
LAND in Davidson County, Tennessee being **Lot No. 37, on the Plan of Phase Two Sunset Hills, Cluster Lot Subdivision-Major Subdivision, a Planned Unit Development,** of record in Instrument No. 20100222-0013295, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by Deed from CHARLES R. DORNAN AND WIFE, MARTHA J. DORNAN, dated May 15, 2003, of record in Instrument No. 20030523-0070966, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions (and By-Laws), of Sunset Hills, of record in Instrument No. 20070605-0067129, as amended in Instrument No. 20110203-0009586, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TRACT II **(7508 STECOAH STREET, BRENTWOOD, TENNESSEE 37027)**
LAND in Davidson County, Tennessee being **Lot No. 106, on the Plan of Revision One, Section Two, of Phase One, Addition to Indian Creek Estates, RS-10 Cluster Lot Option, a Planned Unit Development**, of record in Instrument No. 20070720-0086794, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by Deed from HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP, dated September 29, 2004, of record in Instrument No. 20041001-0118249, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Indian Creek, of record in Book 10752, Page 553, as amended in Instrument No. 20000727-0074152, and made applicable in Instrument No. 20070606-0067791, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: **248 Sundown Drive, Cane Ridge, TN 37013 (A/K/A Lot 37 Sunset Hills) & 7508 Stecoah Street,Brentwood, TN, 37027 (A/K/A Lot 106 Indian Creek).**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, its hands, this 31st day of March, 2011

SAF PROPERTIES,
A TENNESSEE GENERAL PARTNERSHIP

By:
FRED YAZDIAN, GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **FRED YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the GENERAL PARTNER of **SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that 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 general partnership by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2011.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Files Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY