# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/13 10:37 2 pgs
Fees:13.00 Taxes:166.50
**20130425-0041124**

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$45,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 24th day of April, 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Lake Forest Homes, Inc. | New Owner | 181030A29700CO |
| P.O. Box 126 | | |
| Lavergne, TN 37086 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **SAF Properties, a General Partnership**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lake Forest Homes, Inc., a Tennessee corporation**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot Number 110, Revision One Phase Two Addition to Indian Creek, as shown of record in Plat Instrument Number 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 part of the same property conveyed to SAF PROPERTIES, A TENNESSEE PARTNERSHIP from HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP by Warranty Deed on September 29, 2004, of record in Instrument Number 20041001-0118249, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Instrument Number 20070720-0086788, and corrected in Instrument Number 20080130-0009500, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10752, Page 553, as amended in Instrument Number 20000727-0074152 and Instrument Number 20070606-0067790, Register's Office for Davidson County, Tennessee.
- Charter for Indian Creek Homeowners Association of record in Book 11031, Page 79, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20041025-0128024, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20080501-0049705; 20060707-0081741; 20070710-0082048; 20071101-0129060; 20071109-0132386 and 20080805-0080303, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **Lot 110 Indian Creek, Brentwood, TN 37027**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this April 24, 2013.

**SAF Properties, a Tennessee General Partnership**

**By Fred Yazdian, General Partner**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared FRED YAZDIAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of SAF PROPERTIES, A TENNESSEE PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 24TH day of APRIL, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY