(1) Bot 36

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00.

Affiant

Subscribed and sworn to me on April 30, 2014.

NOTARY PUBLIC

My commission expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans: T20140032314 DEEDWARRSP
Recvd: 05/09/14 12:58 2 pgs
Fees: 13.00 Taxes: 906.50

20140509-0039885

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #22718CCCCC

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	181-281 (part of)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SAF Properties, a Tennessee General Partnership now known as SAF Properties, LLC, a Tennessee Limited Liability Company, pursuant to Articles of Conversion of record in Instrument No. 20140219-0014127, Register's Office for Davidson County, Tennessee, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 7, 8, 9, 10, 11, 12 & 13 as shown on the Final Plat of Sugar Valley Place, of record as Instrument No. 20140331-0026154, in the Register's Office of 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 Deed from Sugar Valley, G.P., a Tennessee General Partnership, of record as Instrument No. 20060501-0049705, in the Register's Office for Davidson County, Tennessee. The said SAF Properties, a Tennessee Partnership now being known as SAF Properties, LLC, a Tennessee Limited Liability Company pursuant to Acknowledgement and Conversion of record as Instrument No. 20140219-0014127, in said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 2014 Davidson County taxes and City of Nolensville taxes, which have been prorated by the parties and are assumed by Grantee.

2. Subject to all matters shown on Plan of record as Instrument No. 20140331-0026154, in the Register's Office for Davidson County, Tennessee.
3. Right of Way Easement for Gulf Interstate Gas Company of record in Book 2203, page 579, in said Register's Office.
4. General Warranty Deed executed by Gulf Interstate Gas Company to the Columbia Gas Systems, Inc., of record in Book 2875, page 299, in said Register's Office.
5. Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Sugar Valley Place of record as Instrument No. 20140228-0017500, Register's Office for Davidson County, Tennessee.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property(s) known as Lots 7, 8, 9, 10, 11, 12 & 13, Sugar Valley Place, Davidson County, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 my hand on April 30, 2014.

SAF Properties, LLC, a Tennessee Limited Liability Company:

By: _____
Fred Yazdian, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of 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 oath, swore to and acknowledged himself to be the President of SAF PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand, at office, on April 30, 2014.

_____
NOTARY PUBLIC

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/9/19