WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/14 08:30 2 pgs
Fees:13.00 Taxes:499.50
20140530-0046398

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 28th day of May, 2014.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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	181-03-0A-(356.00)(360.00) and (364.00)
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, LLC a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lake Forest Homes, Inc., a Tennessee corporation**, it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot Numbers 96, 100 and 158 on the Plan of Phase Three, Section One, Addition to Indian Creek of record in Instrument Number 20140407-0028956, Register's Office for Davidson County, Tennessee, to which 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. Acknowledgment of Conversion to SAF Properties, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20140219-0014127, 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 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20140407-0028956, 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 Book 11708, Page 575; Instrument Numbers 20000727-0074152; 20030509-0062505; 20060523-0060562; 20050118-0006063; 20070606-0067790; 20070606-0067791; 20140403-0027632 and 20140403-0027632, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Indian Creek Homeowner's Association, Inc., of record in Instrument Number 20130506-0049304, Register's Office for Davidson County, Tennessee.
- Charter of Indian Creek Homeowner's Association, Inc., of record in Book 11031, Page 79, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11033, Page 509, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Numbers 20041025-0128024; 20060526-0062237 and 20130805-0081387, Register's Office for Davidson County, Tennessee.
- Subject to the flow of Mill Creek.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **Lots 96, 100 & 158 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

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 May 28, 2014.

SAF Properties, LLC a Tennessee limited liability company

By: Fred Yazdian, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Presidednt (or other officer authorized to execute the instrument) of SAF Properties, LLC, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 1-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE 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: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE