# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/15 12:25 2 pgs
Fees:13.00 Taxes:203.50
20150407-0030427

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, **$55,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 2nd day of April, 2015.

Notary Public
My Commission expires: 11-6-17
(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 | 174-13-0A-162.00CO |
| 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,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 162 on the plan of Sunset Hills, Phase Four, of record in Instrument Number 20150211-0012821, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being part of the same property conveyed to SAF PROPERTIES, A TENNESSEE PARTNERSHIP from James W. Clark by Warranty Deed on February 8, 2005, of record in Instrument Number 20050209-0015271, Register's Office for Davidson County, Tennessee.**

**Articles of Conversion of SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP into 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 2015 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 20150211-0012821, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070605-0067129, as amended and supplemented in Instrument Numbers 20110203-0009586; 20130712-0072091 and 20150227-0017000, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20150227-0016999, Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20060406-0039475; 20071010-0120325; 20070710-0082048; 20080805-0080303; 20100721-0057062 and 20071109-0132386, Register's Office for Davidson County, Tennessee.
- 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 unimproved property known as: **860 Daybreak Drive, Cane Ridge, TN 37013**

**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 3, 2015.

**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 PRESIDENT of SAF PROPERTIES, LLC the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as PRESIDENT.

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

NOTARY PUBLIC My Commission Expires: 11-5-2018

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

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

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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, Jennifer Pierce, 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: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY