WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120052838 DEEDWARR
Recvd: 07/18/12 10:52 2 pgs
Fees: 13.00 Taxes: 654.90
20120718-0063103

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R-TN3, LLC	AH4R-TN3, LLC	173160A28700CO
(NAME)	(NAME)	
Attn: Tax Department, 22917 Pacific Coast Hwy # 300	Attn: Tax Department, 22917 Pacific Coast Hwy # 300	
(ADDRESS)	(ADDRESS)	
Malibu, CA 90165	Malibu, CA 90165	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ikram I. Ali and Shireen I. Ramazan, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **AH4R-TN3, LLC, A Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 51 on the plan of Hidden Creek, Phase 5 of record in Instrument No. 20060627-0076912, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ikram I. Ali and Shireen I. Ramazan by Deed from Beazer Homes Corp and Ruth Agent Lyon and Tennessee Corporation, dated 04/28/2008 and filed for record on 04/29/2008 in Instrument 200804290043740, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat of record in Instrument 200606270076912, said Register's Office.

Restrictive Covenants of record in Instrument 200205140059176, as amended in Instrument 200303130033781, Instrument 200503080025065, and Instrument 200909080084135, said Register's Office.

Restrictive Covenants for Phase 5 annexed of record in Instrument 200608280105537, said Register's Office.

By-Laws of record in Instrument 200303030027389, as amended in Instrument 200909080084136, said Register's Office.

Charter of record in Instrument 200303030027388, as amended in Instrument 200812300123265, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3177 Hidden Creek Drive, Antioch, TN 37013-4566
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 13th day of July, 2012.

Ikram Ali by Bzhar Murad atty in fact — Ikram Ali by Bzhar Murad atty in fact

Shireen Ramazan by Bzhar Murad atty in fact — Shireen Ramazan by Bzhar Murad atty in fact

State of Tennessee
County Of Wilson

On this 13th day of July, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Bzhar Murad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Ikram Ali and Shireen Ramazan, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20120718-0063102, Register's Office of Davidson County, Tennessee.

My Commission Expires: 11.5.2012

Lissa Groom
Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

