Bk/36
25702

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of August, 2012.

Notary Public
My Commission expires: 5-20-14
(Affix Seal)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

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:
AH4R-TN 11, LLC, A Delaware Limited Liabilty Company	SAME	183-05-0A-260.00-CO
22917 Pacific Coast Hwy,	Ste 300	
Malibu, CA 90265		

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, **Terrence J. Graves and Saphana Graves, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **AH4R-TN 11, LLC, a Delaware Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 454 on the plan of October Woods, Phase 4, Section 7A, a Planned Unit Development, of record in Instrument Number 20000907-0088379, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terrence J. Graves and Saphana Graves, husband and wife, by deed from Yazdian Construction, Inc., a Tennessee corporation, on February 21, 2003, of record in Instrument Number 20030226-0025879, 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 2012 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000907-0088379, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9840, page 276; Book 10181, page 986; Book 10548, page 501; Book 10548, page 503; and in Instrument Number 20001003-0097964, Register's Office for Davidson County, Tennessee.
- Homeowners' Association Charter of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20001109-0111744, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5608 Craftwood Court, Antioch, 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.

BILL GARRETT, Davidson County
Trans:T20120062060 DEEDWARR
Recvd: 08/20/12 14:25 2 pgs
Fees:13.00 Taxes:647.50
20120820-0074586

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 August 16, 2012.

Terrence J. Graves

Saphana Graves

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terrence J. Graves and Saphana Graves,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 16, 2012

My commission expires 8-19-16

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY