Boy 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120066131 DEEDWARR
Recvd: 09/04/12 14:23 4 pgs
Fees:23.00 Taxes:747.40
20120904-0079713

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $202,000.00.

Affiant

Subscribed and sworn to me on August 31, 2012.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25752SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R-TN I, LLC, a Delaware limited liability company 22917 Pacific Coast Highway, Suite 300 Malibu, California 90265	SAME AS NEW OWNERS	181-01-A-190.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Catherine Orr Poole (formerly known as Catherine Orr Everett) and husband Robert W. Poole, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R-TN I, LLC, a Delaware and limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Sugar Valley, Section 5, of record as Instrument No. 20001204-0118880 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to James Robert Everett, III and wife, Catherine O. Everett, by Warranty Deed from Lifestyle Homes, a Tennessee General Partnership recorded as Instrument No. 20010608-0060722 in the Register's Office for Davidson County, Tennessee. By Quitclaim of record as Instrument No. 20090302-0017641 in said Register's Office, James Robert Orr conveyed all his right, title and interest in said property to Catherine Orr Everett. The said Catherine Orr Everett is now known as Catherine Orr Poole.

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

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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.
3. Subject to matters shown on Plan of record as Instrument No. 20001204-0118880 in the Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Sugar Valley of record in Book 11069, page 14, made applicable by Instrument No. 20001205-0119527 in said Register's Office.
5. By-Laws of Sugar Valley Homeowners' Association, Inc., of record in book 11069, page 24, in said Register's Office.
6. Charter of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, page 6, in said Register's Office.
7. Subject to Boundary Plat of record in Book 9700, page 374, in said Register's Office.
8. Deed of Conveyance of Open Space to Homeowners' Association of record as Instrument No. 20000425-0041128 in said Register's Office.
9. Storm Water Detention Agreement of record as Instrument No. 20040723-0088186 in said Register's Office.
10. Perpetual Easement for Entrance Wall of record as Instrument No. 20040205-0014018 in said Register's Office.
11. Subject to Sanitary Sewer Easement of record as Instrument No. 20010918-0100852 and Instrument No. 20010404-0032941 in said Register's Office.

This property is also known as improved property located at 7052 Sugarplum Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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 on August 31, 2012.

Catherine Orr Poole

Catherine Orr Poole

Robert W. Poole

Robert W. Poole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On August 30, 2012, before me personally appeared Robert W. Poole to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 30, 2012.

NOTARY PUBLIC

My Commission Expires: 1/16/2014

MARC E. OVERLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On August 31, 2012, before me personally appeared Catherine Orr Poole, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and official seal on August 31, 2012.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE