Bk 36
25690

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

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

Subscribed and sworn to before me, this 7th day of September, 2012

Notary Public
My commission expires:

06-1208-74810

Address of New Owner:	Send Tax Bills to:	Tax Information
AH4R I TN, LLC 22917 Pacific Coast Hwy Ste 300, Malibu, CA 90265	New Owner	174-11-O-A-098.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jun Zai Pan, Married and Mei Mei Zhang, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **AH4R I TN, LLC, a Delaware limited liability company**, hereinafter called the Grantees, their successors and 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. 194, on the Plan of Cane Ridge Farms, Phase One, Section Three, of record in Plat recorded in Instrument No. 20020712-0084136, as corrected in Instrument No. 20030210-0018021, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jun Zai Pan and wife, Wan Dan Lam by deed from Henry Collins, Jr. and wife, Kimberly Collins, dated February 4, 2010, recorded February 11, 2010, of record in Instrument No. 20100211-0010860, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jun Zai Pan and Mei Mei Zheng by Quitclaim deed from Jun Zai Pan and Wan Dan Lam, dated July 19, 2011, recorded July 29, 2011, of record in Instrument No. 20110729-0058435, Register's Office for Davidson County, Tennessee.

Wan Dan Lam, spouse of Jun Zai Pan, hereby joins in the execution of this instrument to convey any marital interest she may have in the subject property.

Bao Qing Lin, spouse of Mei Mei Zheng, hereby joins in the execution of this instrument to convey any marital interest he may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1268 Blairfield Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120057362 DEEDWARR
Recvd: 09/07/12 13:58 2 pgs
Fees:13.00 Taxes:610.50

20120907-0081377

WITNESS my hand this 6 day of September, 2012.

Jun Zai Pan

Jun Zai Pan

Wan Dan Lam

Wan Dan Lam

Mei Mei Zheng by Wan Dan Lam
As Attorney-In-Fact

Bao Qing Lin by Wan Dan Lam
as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jun Zai Pan and Wan Dan Lam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 6 day of September, 2012

Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Wan Dan Lam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument on behalf of Bao Qing Lin as his attorney-in-fact, pursuant to the Power of Attorney recorded in Instrument No. 20120907-0081376, Register's Office for Davidson County, Tennessee, and acknowledged that (s)he executed the same as the free act and deed of Bao Qing Lin as his Attorney-In-Fact.

Witness my hand this 6 day of September, 2012.

Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Wan Dan Lam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument on behalf of Mei Mei Zheng as her attorney-in-fact, pursuant to the Power of Attorney recorded in Instrument No. 20120807-0081375, Register's Office for Davidson County, Tennessee, and acknowledged that (s)he executed the same as the free act and deed of Mei Mei Zheng as her Attorney-In-Fact.

Witness my hand this 6 day of September, 2012.

Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15