Bk 36
25754

BILL GARRETT, Davidson County
Trans:T20120069041 DEEDWARR
Recvd: 09/13/12 14:08 2 pgs
Fees:13.00 Taxes:758.50
20120913-0083285

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1243**

WARRANTY DEED

THIS INDENTURE, made and entered into this 9/07/2012, by and between **Benjamin M Carter and Lindsay D Carter, husband and wife,** parties of the first part, and **AH4R I TN LLC,**** party of the second part,
** a Delaware Limited Liability Company

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No 98, of on the Plan of Section Four, Indian Creek Estatesof record in Plat Book 11700, Page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin M Carter and wife, Lindsay D Carter by deed from Bryan James Phillips and wife, Kathryn Elizabeth Phillips of record as Instrument No. 20050403-0030078, said Register's Office.

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

Parcel ID # **181-3A 98C**
Improved property located at: **7041 Calderwood Drive, Nashville, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Benjamin M Carter

BY: ATT IN FACT
Lindsay D Carter

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Benjamin M Carter ~~and Lindsay D Carter~~** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of August, 2012..

Notary Public

My Commission Expires: 2/10/17

KAREN C ... NOTARY PUBLIC AT LARGE ... DAVIDSON COUNTY, TENN

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Benjamin M Carter ~~and Lindsay D Carter~~** to me known to the persons described in and who executed the foregoing instrument as the Attorney in Fact for Lindsay D Carter, and acknowledged that he executed the same as the Attorney in Fact for Lindsay D Cater for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of August, 2012..

Notary Public

My Commission Expires: 2/10/17

KAREN C ... NOTARY PUBLIC AT LARGE ... DAVIDSON COUNTY, TENN

Owner's Name: AH4R TN LLC

and Address: [redacted]

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Ah4R 1 TN LLC, a Delaware Limited Liability Company
22917 Pacific Coast Hwy, Suite 300
Malibut, CA 90265

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$205,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee COUNTY OF DAVIDSON

Subscribed and Sworn to before me this 10th day of September, 2012

NOTARY PUBLIC
My Commission Expires:

June E. Rowell
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE