B04 36

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120069043 DEEDWARRSP
Recvd: 09/13/12 14:10 5 pgs
Fees:28.00 Taxes:508.75
20120913-0083290

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $137,500.00.

Affiant

Subscribed and sworn to me on August 31, 2012.

NOTARY PUBLIC

My commission expires:

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 WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
Our File #25777SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R-TN 11, LLC, a Delaware limited liability company 22917 Pacific Coast Highway, Ste 300 Malibu, CA 90265	SAME	174-11-A-136

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, Orchard Terrace Estates, LLC, a California limited liability **"GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto AH4R-TN 11, LLC, a Delaware limited liability company, **"GRANTEES",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 428A on the Subdivision Plat of Cane Ridge Farms, Phase One, Section Three, of record as Instrument No. 20010606-0059239 and revised by Instrument No. 20020712-0084136 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 Orchard Terrace Estates, LLC, by Special Warranty Deed from US Bank National Association ND of record as Instrument No. 20120411-0030945 in the Register's Office for Davidson County, Tennessee.

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 Grantees; and
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; and.
3. Subject to matters shown on Plat of record as Instrument No. 20010606-009239, revised by Instrument No. 20020712-0084136 in the Register's Office for Davidson County, Tennessee.
4. Subject to Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20000905-0087103; First Amendment of record as Instrument No. 20001204-0119092; Second Amendment of record as Instrument No. 20010815-0088370; Third Amendment recorded as Instrument No. 20040319-0031603, and Fourth Amendment recorded as Instrument No. 20041102-0131848 in said Register's Office.
5. Conveyance of Common Area of record as Instrument No. 20010815-0088361 in said Register's Office.
6. By-laws of Cane Ridge Farms Homeowners' Association of record as Instrument No. 20000905-008713, amended by Instrument No. 20100526-0040558 in said Register's Office.
7. Easement for Transmission Lines of record in Book 4428, page 545, in said Register's Office.
8. Easement for Utilities of record in Book 5078, page 476, in said Register's Office.
9. Easements to United Telephone Company of record as Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535 in said Register's Office.
10. Easement for Sewer Lines of record as Instrument No. 20020219-0020923 in said Register's Office.
11. Easement for Storm Water Detention of record as Instrument No. 20050825-0101604 and Instrument No. 20060927-0119247 in said Register's Office.
12. Easement for Cable of record as Instrument No. 20060607-0067535 in said Register's Office.

This property is also known as improved property located at 1201 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 and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, but not further or otherwise. 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.

Orchard Terrace Estates, LLC,
a California limited liability

By:_____

This property is also known as improved property located at 1201 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 and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, but not further or otherwise. 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.

Orchard Terrace Estates, LLC,
a California limited liability

By: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Merced

On Sept 12, 2012 (Date) before me, Nancy Massey, notary Public (Here Insert Name and Title of the Officer),

personally appeared Dana Howell (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NANCY MASSEY
Commission # 1937862
Notary Public - California
Merced County
My Comm. Expires Jun 19, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Nancy Massey (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed/ Parcel # 174-11-14-136

Document Date: July 31, 2012 Number of Pages: 4

Signer(s) Other Than Named Above: (

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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