B0436
25772

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $204,500.00 Naomi Stoffaman Affiant Subscribed and sworn to before me, this 10th day of September, 2012. June E. Rowell 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 (Notary Stamp)	

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120069370 DEEDWARR
Recvd: 09/14/12 14:00 2 pgs
Fees:13.00 Taxes:756.65
20120914-0083695

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AH4R 1 TN, LLC	**New Owner**	**Map\Parcel:181-03-A-041.00CO**
22917 Pacific Coast Highway, Suite 300		
Malibu, CA 90265		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cindi A. Cooper and husband, John C. Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AH4R 1 TN, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 41 on the Plan of Section One, Indian Creek Estates, Old Hickory Blvd., of record in Plat Book 9700, page 556 and 557, Register's Office fro Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Cindi A. Cooper and husband, John C. Cooper by Warranty Deed from Eugene A. Collins and wife Lisa Dawn Collins of record in Book 11399, Page 994, dated March 19, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to HOA dues, if any. The Plan of record in Plat Book 9700, Page 556 and 557, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10752, Page 553, Book 11708 Page 575, Instrument No. 2000072-0074152 and Instrument No. 20030509-0062505, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book 9700, Page 391, Register's Office for DAVIDSON County, Tennessee.
Cemetery Easement of record in Book 6549, Page 403, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement in Book 10729, Page 380, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA in Book 11031, Page 79., Register's Office for DAVIDSON County, Tennessee.
Conveyance for common areas in HOA in Book11033, Page 519, Register's Office for DAVIDSON County, Tennessee. Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
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 is improved property known as 6549 Broken Bow Dr., Cane Ridge, 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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 10th day of September, 2012.

Cindi A. Cooper

John C. Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Cindi A. Cooper and husband, John C. Cooper , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2012.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

Notary Public

My Commission Expires:

File #: **120587JM**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027