Return To: 12-0420
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120073287 DEEDWARR Recvd: 09/28/12 08:30 2 pgs Fees:13.00 Taxes:588.30 20120928-0088319

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010754

MAP - PARCEL NO: 062-02-0-B-203.00
CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
AMERICAN HOMES FOR RENT, LLC	AMERICAN HOMES FOR RENT, LLC	N/A
22917 PACIFIC COAST HWY, STE 300	22917 PACIFIC COAST HWY STE 300	
MALIBU, CA 90265	MALIBU, CA 90265	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **GIGON LEE and wife, JEE YOUNG KIM**, have bargained and sold and by these presents do transfer and convey unto **AH4R 1TN, LLC**, a Delaware Limited Liability Company, its successors, representatives and assigns forever, the following described property, to wit:

Being Lot No. 147, on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, of record in Instrument No. 20060113-005368, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Trey Properties, Inc., Trustee for 4804 Irving Land Trust, by deed from Gigon Lee and wife, Jee Young Kim of record in Instrument No. 20070806-0093072, Register's Office for Davidson County, Register's Office. Then being further conveyed to Gigon Lee and wife, Kim Jee Young, by Quitclaim Deed from Trey Properties, Inc., Trustee for 4804 Irving Land Trust, of record in Instrument No. 20081222-0121815, and corrected by Deed of Correction from Trey Properties, Inc., Trustee for 4804 Irving Land Trust, to Gigon Lee and wife, Jee Young Kim, of record in Instrument No. 20100108-0002105, Register's Office for Davidson County, Tennessee.
This is ☑ improved ☐ unimproved property known as 4804 Irving Lane, Nashville, TN 37214.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors, representatives and assigns forever.

AND WE DO COVENANT with the said Grantee, its successors, representatives and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030213-0020075, as supplemented as Instrument No. 20060202-0012846, and in Instrument No. 20010402-0031520 and in Book 20000720-0071648, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, and 20030509-0061633, Register's Office for Davidson County, Tennessee.

5. Provisions contained in Deed of Conveyance of record in Book 8377, page 820, Register's Office for Davidson County, Tennessee.

6. Warranty Deed of Flowage Easements granted to USA of record in Book 2242, page 513, Register's Office for Davidson County, Tennessee.

7. Grant of Transmission Line Easement to the USA of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.

8. Easement for 20 foot Right of Way for ingress and egress conveyed to Olin M Weakley of record in Book 1198, page 525, Register's Office for Davidson County, Tennessee.

9. Abbington Park Subdivision Sign Easement of record in Instrument No. 20040630-0077518, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 13 day of September, 2012.

GIGON LEE
By: **SUKI SUNG, Attorney-in-Fact**
SUKI SUNG, Attorney-in-Fact, of record in Instrument No. 20120928000883170, RODC, TN.

JEE YOUNG KIM
By: **SUKI SUNG, Attorney-in-Fact**
SUKI SUNG, Attorney-in-Fact, of record in Instrument No. 20120928000883180, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 13 day of September, 2012, before me personally appeared **SUKI SUNG**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **GIGON LEE AND JEE YOUNG KIM**, and who acknowledged that she executed the same as the free act and deed of **GIGON LEE AND JEE YOUNG KIM**.

WITNESS my hand and official seal at Franklin, Tennessee, this 13 day of September, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$159,000.00**.

Affiant

SWORN TO and subscribed before me on this 13 day of September, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY