BOK 36
25799

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074008 DEEDWARR
Recvd: 10/01/12 14:17 2 pgs
Fees:13.00 Taxes:654.90
20121001-0089270

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$177,000.00.**

Bobbie Cooper
Affiant

Subscribed and sworn to before me this 1st day of October, 2012

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
AH4R I TN, LLC	New Owners	181-02-A-350.00
22917 Pacific Coast Highway Suite 300		
Malibu, CA 90265	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lake Forest Homes, Inc., a Tennessee corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **AH4R I TN, LLC,*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*a Delaware Limited Liability Company

Being Lot Number 141, Phase Two, Addition to Indian Creek, as shown by Plat of record in Instrument Number 20070720-0086788, 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 Lake Forest Homes, Inc. by Deed from SAF Properties, a Tennessee general partnership by Warranty Deed of record in Instrument Number 20120224-0016256, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book Instrument Number 20070720-0086788 Register's Office Davidson County, Tennessee.
- Covenants, conditions, by-laws and restrictions as set forth in instrument recorded in Book 10752, page 533; as amended in Book 11708, page 575; Instrument numbers 2000727-0074152; 20030509-0062505; 20050118-0006063; 20060523-0060562; 20000727-0074153; 20070606-0067790; and Instrument Number 20070606-077941, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060526-0062237, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.
- By-laws of record in Book 10752, page 574, as amended in Book 11033, page 509 and Instrument Number 20000727-0074153, Register's Office for Davidson County, Tennessee.
- Subject to the rights of others in and to the common areas.

This is improved property known as: **8013 Mandan Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this September 28, 2012.

Lake Forest Homes, Inc., a Tennessee corporation

By: Tomer Minuskin, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of September, 2012, before me, appeared Tomer Minuskin, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Vice President of Lake Forest Homes, Inc., and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tomer Minuskin, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Notary Public

My Commission Expires: 1-9-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY