Bo4 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00.

Affiant

Subscribed and sworn to me on September 28, 2012.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25785SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R I TN, LLC, a Delaware limited liability company 22917 Pacific Coast Hwy, Ste 300 Malibu, CA 90265	SAME AS NEW OWNER	181-01-A-161

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, James Hendricks, a married person and LouAnne McBride, and unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R I TN, LLC, a Delaware and limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section Five, Sugar Valley, an R20 Residential PUD, of record as Instrument No. 2001204-0118880 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 James Hendricks and Lou Anne McBride, unmarried persons, by Deed from Juan Rodriguez-Sawao and wife, Lucretia Rodriguez, of record as Instrument No. 20090324-0026508 in the Register's Office for Davidson County, Tennessee.

The subject property is not the usual place of residence for either of the grantors.

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 Grantee(s).
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.

BILL GARRETT, Davidson County
Trans:T20120074009 DEEDWARR
Recvd: 10/01/12 14:18 3 pgs
Fees:18.00 Taxes:721.50
20121001-0089272

3. Subject to matters shown on Plat of record as Instrument No. 20001204-0118880 of record in the Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Book 11069, page 14, and made applicable by Instrument No. 20001205-0119527 of record in said Register's Office.
5. Charter of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, page 6, in said Register's Office.
6. By-laws of Sugar Valley Homeowners' Association of record in Book 11069, page 24, in said Register's Office.
7. Subject to Boundary Plat of record in Book 9700, page 374, in said Register's Office.
8. Subject to Deeds of Conveyance of Open Space to said Homeowners' Association of record as Instrument No. 20000425-0041128 in said Register's Office.
9. Storm Water Detention Agreement of record as Instrument No. 20040723-0088186 in said Register's Office.
10. Perpetual Easement for Entrance Wall of record as Instrument No. 20040205-0014018 in said Register's Office.
11. Sanitary Sewer Easements of record as Instrument No. 20010918-0100852 and Instrument No. 20010404-0032941 in said Register's Office.

This property is also known as improved property located at 7304 Campton Road, Nashville, TN 37211.

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 does covenant with the said GRANTEES 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 does further covenant and bind themselves, their heirs and assigns, 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 our hands on September 28, 2012.

James Hendricks

LouAnne McBride By ATT in fact

LouAnne McBride
By James M. Hendricks, Attorney In Fact

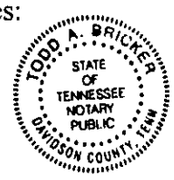
STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On September 28, 2012, before me personally appeared James Hendricks to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 28, 2012.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Hendricks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of LouAnne McBride, as her Attorney in Fact, as the free act and deed of the within named LouAnne McBride.

Witness my hand and official seal this 28th day of September 2012.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE