Book 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120075053 DEEDWARR
Recvd: 10/03/12 13:46 2 pgs
Fees:13.00 Taxes:525.40

20121003-0090516

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $142,000.00.

Affiant

Subscribed and sworn to me on October 1, 2012.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 #25819SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R I TN, LLC, a Delaware Limited Liability Company 22917 Pacific Coast Hwy Suite 300 Malibu, CA 90265	SAME AS NEW OWNERS	135-14-A-235.00 CO

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, Hugh Montrell Fentress and Tamara Evette Fentress, 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. 235 on the Final Plat of Pinnacle Point Subdivision, Phase Five, of record in Book 8250, page 842, 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 Hugh Montrell Fentress and Tamara Evette Fentress, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record as Instrument No. 20081001-0099503 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 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.
3. Matters shown on plat of record in Book 8250, page 842, as amended in Book 11114, page 959, in the Register's Office for Davidson County, Tennessee.

4. Restrictive Covenant of record in Book 6405, page 169, in said Register's Office.
5. Declaration of Covenants, Conditions and Restrictions of record in Book 6405, page 169; as amended in Book 7032, page 733; Book 7065, page 959; Book 7067, page 739; Book 10097, page 390; Instrument No. 20010504-0046047 and Instrument No. 20010504-0046048 in said Register's Office.
6. Master Deed regarding common areas of record in Book 7032, page 730, in said Register's Office.
7. Homeowners' Association Charger of record in Book 7058, page 234, in said Register's Office.
8. Deed for Water and/or Sewer Distribution System of record in Book 7097, page 158, in said Register's Office.
9. Stormwater Retention Agreement of record in Book 10752, page 463, in said Register's Office.

This property is also known as improved property located at 1504 Mount Mitchell Court, 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 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 October 1, 2012.

Hugh Montrell Fentress

Tamara Evette Fentress

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On October 1, 2012, before me personally appeared Hugh Montrell Fentress and Tamara Evette Fentress to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on October 1, 2012.

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

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
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