Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120078309 DEEDWARR
Recvd: 10/15/12 15:55 2 pgs
Fees:13.00 Taxes:636.40

20121015-0094468

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $172,000.00.

Affiant

Subscribed and sworn to me on October 12, 2012.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE 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 #25831SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R I TN, LLC, a Delaware limited liability company 28315 Stuart Ranch Road, Suite 302 Malibu, California 90265	SAME AS NEW OWNER	182-01-A-019.00 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, H & J Builders, Inc., a Tennessee corporation, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto AH4R I TN, LLC, a Delaware 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. 48 on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision, Cluster Lot Option, of record as Instrument No. 20070607-0068102 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to H & J Builders, Inc., a Tennessee corporation, by Deed from SAF Properties, a Tennessee General Partnership, of record as Instrument No. 20080129-0009272 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. Subject to matters shown on Plan of record as Instrument No. 20070607-0068102 in the Register's Office for Davidson County, Tennessee.

4. Subject to Declaration of Covenants, Conditions and Restrictions and By-laws of as Instrument No. 20070604-0067129 as amended by Instrument No. 20110203-0009586 in said Register's Office.
5. Charter of Sunset Hills Homeowners' Association, Inc., of record as Instrument No. 20070605-0067128 in said Register's office.
6. Storm Water Detention Agreement of record as Instrument No. 20060406-0039475 in said Register's Office.
7. Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record as Instrument No. 20070710-0082048 in said Register's Office.
8. Subject to rights of ingress and egress of the general public to a cemetery set forth in Deed of record in Book 53, page 713, in said Register's Office.
9. Quitclaim Deed of Open Spaces to the Sunset Hills Homeowners' Association, Inc., of record as Instrument No. 20080211-0013604 in said Register's Office.

This property is also known as improved property located at 801 Daybreak Drive, 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 12, 2012.

H&J Builders, Inc. a Tennessee corporation

BY: _____
Coby Hanai, Acting Manager

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Acting Manager of H&J Builders, Inc., the within named bargainor, and that he/she as such Acting Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Acting Manager.

Witness my hand, at office, on October 12, 2012.

_____
Notary Public

My Commission Expires:

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