B04736

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,000.00.

Affiant

Subscribed and sworn to me on October 12, 2012.

NOTARY PUBLIC

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

BILL GARRETT, Davidson County
Trans:T20120078307 DEEDWARR
Recvd: 10/15/12 15:57 2 pgs
Fees:13.00 Taxes:588.30
20121015-0094472

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25830SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| AH4R I TN, LLC, a Delaware limited liability company<br>28315 Stuart Ranch Road, Suite 302<br>Malibu, California 90265 | SAME AS NEW OWNERS | 182-01-A-021.00 |

**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, Lifestyle Home 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. 178 on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision, Cluster Loan 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 Lifestyle Home Builders, Inc., a Tennessee corporation, by Deed from SAF Properties, a Tennessee General Partnership, of record as Instrument No. 20080129-0009268 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 on Plat of record as Instrument No. 20070607-0068102 in the Register's Office for Davidson County, Tennessee.

4. Subject to Declaration of Covenants, Conditions, Restrictions and By-laws of record as Instrument No. 20070605-0067129, 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 of record as Instrument No. 20070710-0082048 in said Register's Office.
8. Rights of the general public for ingress and egress to a cemetery described in Deed of record in Book 53, page 713, in said Register's Office.
9. Quitclaim Deed of Open space to the Sunset Hills Homeowners' Association, Inc., recorded as Instrument No. 20080211-0013604 in said Register's Office.

This property is also known as improved property located at 208 Sundown Drive, Antioch, TN 37103.

**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.

**Lifestyle Home Builders, Inc.**
**a Tennessee corporation**

**By:** _____
**Coby Hanai, President**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Lifestyle Home Builders, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal 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