Bk 36
25857

ADDRESS NEW OWNER:
AH4R I TN, LLC

28315 Stuart Ranch Road, Suite 302

Malibu, CA 90265

BILL GARRETT, Davidson County
Trans:T20120078316 DEEDWARR
Recvd: 10/15/12 15:59 3 pgs
Fees:18.00 Taxes:499.50
20121015-0094476

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
182060A00500CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Amanda Rodriguez FKA Amanda LaQuiere** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **AH4R I TN, LLC, a Delaware limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Lots 1 thru 8 and Common Area Parcels 120 & 121, Section One of Old Hickory Hills Subdivision of record as Instrument No. 20020213-0018960, 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 Amanda Laquiere, unmarried, from Brett A. Elam, unmarried, by Warranty Deed recorded on May 2, 2007, in Instrument No. 20070502-0052570, Register's Office for Davidson County, Tennessee. The said Amanda LaQuiere has now married and is now known as Amanda Rodriguez.

David Rodriguez, spouse of Amanda Rodriguez, joins in this conveyance to convey any and rights he may have in said property including but not limited to any marital rights therein.

This is property with a common address of **7425 Maggie Drive, Cane Ridge, TN 37013**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantors; (2) The Plan of Record in Instrument No. 20020213-0018960, said Register's office and all matters therein; (3) Declaration of Covenants, Conditions, Liens, Easement and Restrictions of record in Instrument No. 20020116-0006750, said Register's office; (4) ByLaws in Instrument No. 20020116-0006750, said Register's Office. (5) Charter of Old Hickory Hills Homeowners' Association, Inc., in Instrument No. 20020123-0009417, as amended in Instrument No. 20081219-0121385, said Register's Office; (6) Stormwater Detention Agreement in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, said Register's Office; (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Instrument No. 20001030-0107214, said Register's Office; (8) Easement granted to the United Telephone Company in Instrument No. 20020123-0009339, said Register's Office.

Property conveyed "AS IS."

AH by DR
D.R.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of October, 2012.

Amanda Rodriguez FKA Amanda La Quiere by David Rodriguez, Attorney In Fact

Amanda Rodriguez FKA Amanda LaQuiere by David Rodriguez, Attorney in Fact

David Rodriguez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Amanda Rodriguez FKA Amanda LaQuiere and husband, David Rodriguez,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **12th** day of **October 2012.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

On this **12th day of October 2012,** personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David Rodriguez,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of **Amanda Rodriguez FKA Amanda LaQuiere**, and is authorized by her to execute this instrument on her behalf by virtue of a **Specific Duable Power of Attorney to Sell Land** recorded in Instrument No. 20121015-0094475 in said Register's Office.

Witness my hand and official seal at office, this 12th day of October 2012.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1210-224

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Courtney Crippa Lawrence
Affiant

Subscribed and sworn before me this 12th day of October, 2012.

June E. Rowell
Notary Public
My Commission Expires: 5-20-14

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

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