# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

**Return To:**
**Four Star Title, LLC**
**2508 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**
12-0481

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| AH4R ITN, LLC | NEW OWNER | 098-09-0A-105.00 |
| (NAME) #300 | (NAME) | |
| 22917 Pacific Coast Hwy | | |
| (ADDRESS) | (ADDRESS) | |
| Malibu, CA 90265 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20120079807 DEEDWARR
Recvd: 10/22/12 08:29 2 pgs
Fees:13.00 Taxes:802.53
20121022-0096275

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Roger P. Nash and wife, Cheryl L. Nash**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **AH4R ITN, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 188, on the Plan of Phase Three-A, Lakeshore, as shown by plat appearing of record in Plat Book 7900, Page 516, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Roger P. Nash and wife, Cheryl L. Nash by Warranty Deed dated February 24, 2006, from Ronald W. Horton and wife, Teresa Evetts Horton and filed for record on February 27, 2006, in Instrument No. 20060227-0022327, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 516, and boundary plat of record in Plat Book 6900, Page 683, Register's Office of said County.

Restrictive Covenants of record in Book 7572, Page 669, Register's Office of said County.

Grant of Transmission Line Easement as shown of record in Book 1298, Page 133, Register's Office for said County.

Southern Bell Telephone and Telegraph Company Easement of record in Book 4077, Page 604, Register's Office of said County.

Charter of the Homeowner's Association of record in Book 7892, Page 464 and Book 8709, Page 424, Register's Office of said County.

Conveyance of Common Areas/Open Spaces to the Homeowner's Association of record in Book 9984, Page 652, and Book 10447, Page 932, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5308 Mast Pointe, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 this 15th day of October, 2012.

Roger P. Nash

Cheryl L. Nash

State of Tennessee
County of Wilson

Personally appeared before me Roger P. Nash and Cheryl L. Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

~~RETURN TO:~~ Prepared By:
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**