WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0462

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R 1 TN, LLC	NEW OWNER	062020A22400C
(NAME)	(NAME)	
22917 Pacific Coast Hwy. Ste. 300		
(ADDRESS)	(ADDRESS)	
Malibu, CA 90265		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120079807 DEEDWARR
Recvd: 10/22/12 08:39 2 pgs
Fees:13.00 Taxes:566.10

20121022-0096281

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, **Wagih E. Nashed and spouse, Nadia T. Nashed, fka Nadia T. Sawaress**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **AH4R 1 TN, 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. 216, on the plan of River Trace Estates, Phase I, Section 4 & 5, of record in Plat Book 9700, Page 409, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Wagih E. Nashed and spouse Nadia T. Sawaress by Deed from Gerard A. Butler and spouse, Shaunte R. Butler, dated 12/28/2000 and filed for record on 01/11/2001 in Instrument 20010110003618, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6250, Page 995, Plat Book 9700, Page 409, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended of record in Book 6982, Page 747, said Register's Office.
By-Laws of record in Book 6851, Page 390, said Register's Office.
Grant of Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.
Warranty Deed of Flowage Easement of record in Book 2202, Page 83, said Register's Office.
Easement of record in Book 3959, Page 595, said Register's Office.
Grant and Indemnity Agreement of record in Book 7030, Page 798, said Register's Office.
Charter of record in Book 6851, Page 363, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 2805 River Bend Drive, Nashville, TN 37214

(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 4th day of October, 2012.

Wagih E. Nashed

Nadia T. Nashed

State of Tennessee
County of Williamson

Personally appeared before me Wagih E. Nashed and Nadia T. Nashed, 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 4th day of October, 2012.

Notary Public
My Commission Expires: 11/10/12

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

~~RETURN TO:~~
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027