BOY 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120080075 DEEDWARR
Recvd: 10/22/12 14:13 2 pgs
Fees:13.00 Taxes:671.55
20121022-0096637

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $181,500.00.

Donald Slaton
Affiant

Subscribed and sworn to me on October 19, 2012.

Todd A. Bricker
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 #25838SP

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	181-03-A-012.00

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, Donald Slaton and wife, Janice Slaton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R I TN, LLC, a Delaware and 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. 12 on the Plan of Section One of Indian Creek Estates of record in Plat Book 9700, pages 556 and 557, 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 Donald Slaton and wife, Janice Slaton, by Deed from Steven B. Craddock and wife, Molly Craddock, of record as Instrument no. 20050908-0108104 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 paid by the sellers and prorated by the parties and subsequent years 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 the Plan of record in Plat Book 9750, pages 556 and 557, in the Register's Office for Davidson County, Tennessee.

4. Subject to Restrictive Covenants of record in Book 10752, page 553, as amended by Instrument No. 2000727-0074152 and Instrument No. 20050118-006063 in said Register's Office.
5. Charter for Indian Creek Estates Homeowners' Association of record in Book 11031, page 79, in said Register's Office.
6. By-Laws of record in Book 11033, page 509, and amended by Instrument No. 20000727-0074153 in said Register's Office.
7. Dedication of common area of record in Book 11033, page 519, in said Register's Office.
8. Easement of record in Book 6549, page 403, in said Register's Office.
9. Conveyance of common area of record as Instrument No. 20000710-0068261 in said Register's Office.
10. Storm Water Detention Agreement of record in Book 10729, page 380, in said Register's Office.
11. Easement to United Telephone of record as Instrument No. 20000802-0076584 in said Register's Office.

This property is also known as improved property located at 6552 Broken Bow 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 19, 2012.

Donald Slaton

Janice Slaton

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On October 19, 2012, before me personally appeared Donald Slaton and Janice Slaton to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 19, 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