Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,000.00.

Affiant

Subscribed and sworn to me on October 12, 2012.

NOTARY PUBLIC

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

BILL GARRETT, Davidson County
Trans:T20120081636 DEEDWARR
Recvd: 10/26/12 14:24 2 pgs
Fees:13.00 Taxes:754.80
20121026-0098534

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25835SP

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, CA 90265	SAME AS NEW OWNER	182-12-0A-103.00CO

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, H&J 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. 354 on the Plan of Phase Six, Section Four, Apple Valley, a Residential Planned Unit Development of record in Instrument# 20051206-0146631, Register's Office or Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed to H & J Builders, Inc., a Tennessee corporation by Warranty Deed from Designer Homes, GP, a Tennessee general partnership of record in Instrument# 20060509-0054437, 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. All matters as shown on the Plat of Apple Valley, Phase Six, Section Four, a Residential Planned Unit Development of record in Instrument # 20051206-0146631, Register's Office or Davidson County, Tennessee.

4. Terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Apple Valley, Section One, and A Residential Planned Unit Development of record in Instrument # 20020724-0088783 and as made applicable to Section Four by Declaration of record in Instrument# 20051207-0147209, in the Register's Office for Davidson County, Tennessee.
5. Terms and conditions of the By-Laws of Apple Valley Homeowner's Association, Inc. of record in Instrument# 20020724-0088784 and as amended by Supplement and Amendment of record in Instrument# 20091116-0105278, in the Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County of record in Instrument# 20020528-0064320, in the Register's Office for Davidson County, Tennessee.
7. Charter for Apple Valley Homeowner's Association, Inc. of record in Instrument# 20020724-0088782, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4265 October Woods Drive, Cane Ridge, 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.

H&J Builders, Inc. a Tennessee corporation

BY: _____, acting mgr
Coby Hanai, Acting Manager

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Acting Manager of H&J Builders, Inc., the within named bargainor, and that he/she as such Acting Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Acting Manager.

Witness my hand, at office, on October 12, 2012.

June E. Rowell
Notary Public

My Commission Expires:

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