B04 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120082080 DEEDWARR
Recvd: 10/29/12 14:49 3 pgs
Fees:18.00 Taxes:932.40
20121029-0099006

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $252,000.00.

Affiant

Subscribed and sworn to me on October 26, 2012.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25878SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R I TN, LLC, a Delaware limited liability company 28315 Stuart Ranch Road, Ste 302 Malibu, CA 90265	SAME AS NEW OWNER	180-03-A-058.00 CO

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, Ronald K. Jones and wife, Sharon C. Jones, 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. 29 on the Plan of Stone Creek Park Subdivision, a Planned Unit Development, Section 2-A, of record in Plat Book 9700, page 266, and amended in mat Book 9700, page 669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot..

Being the same property as conveyed to Sharon Caldwell Aucoin, unmarried by Warranty Deed from Zaring Homes, Inc. of record in Instrument# 200002010010115 and said property having been conveyed to Ronald K. Jones and wife, Sharon C. Jones, to create a tenancy by the entirety by Quitclaim Deed from K. Thomas Sidwell, Trustee and Sharon C Jones, (f/k/a Sharon Caldwell Aucoin) of record in Instrument# 20030328-0040600, 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 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. All matters as shown on the Plat of Stone Creek Park, Section 2A of record in Plat Book 9700, page 669 and as amended by Instrument to Amend Final Subdivision Plat of record in Instrument# 20070112-0005043, in the Register's Office for Davidson County, Tennessee.
4. All matters as shown on the Plat of P.U.D Boundary - of Stone Creek Park of record in Plat Book 9700, page 266, in the Register's Office for Davidson County, Tennessee.
5. All matters as shown on the Consolidation Plat of Stone Creek Park Amenity Center of record in Plat Book 9700, page 652, in the Register's Office for Davidson County, Tennessee.
6. Terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Stone Creek Park Homeowner's Association, Inc. of record in Book 10324, page 365; as made applicable to Stone Creek Section 2A Restrictions by instrument of record in Book 10953, page 804, as amended by First Amendment of record in Instrument# 20010719-0076875 and modified by Supplemental Declaration of record in Instrument# 20020722-0087705, in the Register's Office for Davidson County, Tennessee.
7. Note the By-Laws for Stone Creek Park Homeowner's Association, Inc. begin on page 405 and are Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of record in Book 10324, page 365, in the RODC, TN.
8. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 8377, pages 769 and 808, in the Register's Office for Davidson County, Tennessee.
9. Terms and conditions of the Water Use Agreement of record in Book 6068, page 119, in the Register's Office for Davidson County, Tennessee.
10. Terms and conditions of the Easement Agreement by and between Gillespie Land Development, LLC and Beech Hill Properties, L.P. of record in Book 10716, page 596, in the Register's Office for Davidson County, Tennessee.
11. Terms and conditions of the Easement for Encroachment by and between Gillespie Land Development, LLC and Daniel B. Kiefer, Jr. and wife, Beryl Kiefer of record in Book 10487, page 632, in the Register's Office for Davidson County, Tennessee.
12. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6218, page 199, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 405 Holt Creek Court, Nashville, TN 37211.

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 26, 2012.

Ronald K. Jones

Sharon C. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 26, 2012, before me personally appeared Ronald K. Jones and Sharon C. Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on October 26, 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