B04436
25790

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
AH4R I TN, LLC
22917 Pacific Coast Hwy., Suite 300
Malibu, California 90265

SEND TAX BILL TO:
Owner

MAP	**172-30**
GROUP	**B**
PARCEL	**52CO**

BILL GARRETT, Davidson County
Trans:T20120083470 DEEDWARR
Recvd: 11/01/12 14:30 3 pgs
Fees:18.00 Taxes:721.50
20121101-0100642

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott E. Gibbs and Valerie B. Gibbs, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **AH4R I TN, LLC**, a Delaware limited liability company, hereinafter called the GRANTEE, its successors and 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 Lot No. 52 on the Plan of Woodlands, Phase 2, of record in Plat Book 6900, page 635, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Scott E. Gibbs and Valerie B. Gibbs, husband and wife by deed dated September 7, 2001 from Robert K. Seeley and Michelle D. Seeley, husband and wife, of record in Instr. 20010917-0100370, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **601 Magnolia Lane, Nashville, Tennessee 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 GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE 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, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 this the **31st** day of **October, 2012.**

Scott E. Gibbs

Valerie B. Gibbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott E. Gibbs and Valerie B. Gibbs, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of October, 2012.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016

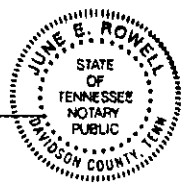
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2012.

June E. Rowell
NOTARY PUBLIC



NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

My Commission Expires: 5-20-14