B04/36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120087467 DEEDWARR
Recvd: 11/15/12 14:30 2 pgs
Fees:13.00 Taxes:647.50
20121115-0105547

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00.

Affiant

Subscribed and sworn to me on November 14, 2012.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC 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 #25972SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R-TN 11, LLC, a Delaware limited liability company 28315 Stuart Ranch Road, Suite 302 Malibu, CA 90265	SAME AS NEW OWNER	173-11-A-100 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, Michael Paul and wife, Holly Paul, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R-TN 11, LLC, a Delaware and limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davison County, State of Tennessee, described as follows:

Being Lot 79 on the Plan of Stanford Village, Section Three, of record as Instrument No. 200112170139079, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Michael Paul and wife, Holly Paul, by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders of record as Instrument No. 20030723-010032,

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davison 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. Subject to all matters as shown on the Plan of record in Instrument No. 20011217-0139079, Register's Office for Davidson County, Tennessee.
4. Covenants, conditions and restrictions as set forth in Instrument No. 20000203-0011283; and 20000228-0019107; and 20000301-0020280; and 20010319-0026310; and 20020123-0009420; and 20041108-0134204, Register's Office for Davidson County, Tennessee.

5. Homeowners Association Charter of record in Instrument No. 20000217-0016310, Register's Office for Davidson County, Tennessee.
6. Conveyance of Common Area of record in Instrument No. 20040422-0045792, Register's Office for Davidson County, Tennessee.
7. Flood Plain Calculations of record in Book 11493, page 254, Register's Office for Davidson County, Tennessee.
8. Easement for Sewer of record in Book 7466, page 794, Register's Office for Davidson County, Tennessee.
9. Easement for Right-of-Way of record in Book 2739, page 637; and Book 2740, page 181, Register's Office for Davidson County, Tennessee.
10. Easement to Gulf Interstate Gas of record in Book 2590, page 545, Register's Office for Davidson County, Tennessee.
11. Easements of record in Book 4218, page 425; Book 4229, page 43; Book 9466, page 794; Book 11263, page 503, Register's Office for Davidson County, Tennessee.
12. By-Laws of record as Instrument No. 20000217-0016311, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2181 Blake 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 November 14, 2012.

Michael Paul

Holly Paul

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 14, 2012, before me personally appeared Michael Paul and Holly Paul 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 November 14, 2012.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

NOTARY PUBLIC
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