Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120088363 DEEDWARR
Recvd: 11/19/12 14:31 2 pgs
Fees:13.00 Taxes:710.40
20121119-0106561

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $192,000.00.

Shante Pollard
Affiant

Subscribed and sworn to me on November 15, 2012.

Todd A. Bricker
NOTARY PUBLIC

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25904SP

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	181-03-A-151.00CO

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, Gregory Pollard and wife, Shante Pollard, 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 151, on the Plan of Section Three, Indian Creek Estates of record in Plat Book 9700, page 817 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory Pollard and wife, Shante Pollard by Warranty Deed from Eugene A. Collins and wife, Lisa Dawn Collins of record in Book 11493, page 230, in the Register's Office for 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 Subdivision Plat of Indian Creek Estates of record in Plat Book 9700, pages 817, in the Register's Office for Davidson County, Tennessee.
4. Terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates of record in Book 10752, page 553; as amended by First Amendment to Declaration of record in Instrument# 20000727007415 2 and as amended by Supplement and Amendment to the Declaration of record in Instrument# 20050118-0006063, in the Register's Office for Davidson County, Tennessee.
5. (Note the remaining Supplements to the Restrictions were to annex the other sections and make the restrictions applicable to those plats.)

6. Terms and conditions of the By-Laws of Indian Creek Estates Homeowner's Association of record in Book 11033, page 509 and as amended by First Amendment to By-Laws of record in Instrument# 20007270074153, in the Registers' Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement by and between Gregory Perrone, Trustee and the Metropolitan Government of Nashville and Davidson County of record in Book 10729, page 380, in the Register's Office for Davidson County, Tennessee.
8. Note said property may be subject to an easement for a cemetery and rights of the public to ingress and egress as contained in Deed of the original subdivision acreage of record in Book 6549, page 403, in the Register's Office for Davidson County, Tennessee.
9. Charter of the Indian Creek Homeowner's Association of record in Book 11031, page 79, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7224 Santeelah Way, 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 15, 2012.

Gregory Pollard

Shante Pollard

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 15, 2012, before me personally appeared Gregory Pollard and Shante Pollard 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 15, 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