B0036

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120088365 DEEDWARR
Recvd: 11/19/12 14:32 2 pgs
Fees:13.00 Taxes:891.70
20121119-0106562

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $241,000.00.

Affiant

Subscribed and sworn to me on November 15, 2012.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE 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 #25974SP

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	180-4-A-094 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, Brian Brew and wife, Holly Brew, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R-TN 11, 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. 126 on the Plan of Highland Creek, Section Four, a Planned Unit Development, as shown in Instrument No. 20020830-0105354, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Holly Brew and husband Brian Brew, by Warranty Deed from Classic Homes Bos, LP, of record as Instrument No. 20050607-0064630, 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. The Plan of record in Instrument No. 20020830-0105354, Register's Office, shown an Owner's Certificate, and is subject to all matters as set forth therein.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 11568, page 311, and Supplemental of record as Instrument No.20000413-0037474, Register's Office for Davidson County, Tennessee.
5. By-Laws of Highland Creek Homeowners' Association, Inc., of record in Book 11568, page 301, said Register's Office.
6. Ingress and Egress Easement of record in Book 5266, page40, said Register's Office.
7. Storm Water Detention Agreement, of record in Book 11338, page 738, said Register's Office.
8. Conveyance of open space to Highland Creek Homeowners' Association, Inc., of record as Instrument No. 20031014-0151693, said Register's Office.
9. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10316, page 569 and in Book 10419, page 470; Book 10419, page 504; Book 10419, page 516, Register's Office.

This property is also known as improved property located at 2124 Sherbrooke Lane, 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 November 15, 2012.

Brian P. Brew

Brian Brew

Holly T. Brew

Holly Brew

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 15, 2012, before me personally appeared Brian Brew and Holly Brew 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 they executed the same as their free act and deed.

Witness my hand and official seal on November 15, 2012.

Todd A. Bricker

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