B0436
25-788

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1503

Tax Bills to be send to:
AH4R I TN, LLC, a Delaware limited liability company
28315 Stuart Ranch Rd., Ste 302
Malibu, CA 90265
Property Address:
205 Payson Court, Nashville, TN 37211
172-4-H-90 CO

BILL GARRETT, Davidson County
Trans:T20120088910 DEEDWARR
Recvd: 11/20/12 14:06 2 pgs
Fees:13.00 Taxes:693.75
20121120-0107145

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kimberly Jane Wiggins**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto AH4R I TN,LLC* hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit: *a Delaware limited liability company

BEING LOT NO. 80 ON THE PLAN OF PHASE THREE, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS), of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quitclaim deed from Danny Wayne Mayo, dated October 26, 2006, and recorded October 30, 2006, in the Register of Deeds for the County of Davidson, as Document No. 20061030-0133991.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 15th day of November, 2012.

Kimberly Jane Wiggins {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of November, 2012, before me the undersigned officer, personally appeared Kimberly Jane Wiggins, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Kimberly Jane Wiggins

Grantee's Name, Address, Phone:
~~XH4R XXXXXXX~~ AH4R I TN, LLC
28315 Stuart Ranch Rd., Ste 302
Malibu, CA 90265

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $187,500.00

Subscribed and sworn before me this the 15th day of November, 2012.

Affiant

(Affix Seal)

Notary Public

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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