(3)
Bk&36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,500.00.

Donna Mason
Affiant

Subscribed and sworn to me on December 5, 2012.

Todd A. Bricker
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

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

BILL GARRETT, Davidson County
Trans:T20120093490 DEEDWARR
Recvd: 12/06/12 14:38 2 pgs
Fees:13.00 Taxes:971.25
20121206-0112641

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26025SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R-TN 11, LLC, a Delaware limited liability company 23815 Stuart Ranch Road, Suite 302 Malibu, CA 90265	SAME AS NEW OWNER	180-3A-4.00

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, Donald C. West and WIFE, Therese M. West, 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. 4 on the Plan of the Resubdivision of Lots 3 and 4, Section 1A, Stone Creek Park, as of record in Book 8250, page 691, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to Donald C. West and wife, Therese M. West by Warranty Deed from Zaring Homes, Inc., dated November 25, 1998, filed December 4, 1998, in Book 11238, page 504, 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. All matters appearing on the plat recorded in Plat Book 8250, Page 691, said Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions of record in Book 10324, page 365, Register's

Office for Davidson County, Tennessee; and as contained in those By-Laws appended thereto as Exhibit "C", said Register's Office; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Homeowners Association of record in Book 10324, page 358, said Register's Office
6. Agreement for dedication of water mains and appurtenances of record in Book 6218, page 199, said Register's Office.
7. Water use agreement of record in Book 6068, page 119, said Register's Office.
8. Easements of record in Book 10487, page 632 and in Book 10716, page 596, said Register's Office.

This property is also known as improved property located at 6912 Stone Run Drive, 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 December 5, 2012.

Donald C. West by Donna Mason attorney in fact

Donald C. West, By Donna Mason,
Attorney In Fact

Therese M. West by Donna Mason, attorney in fact

Therese M. West, By Donna Mason,
Attorney In Fact

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Donald C. West and Theresa M. West, as their Attorney in Fact, as the free act and deed of the within named Donald C. West and Theresa M. West.

Witness my hand, at office, on December 5, 2012.

Notary Public

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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