# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,000.00.

Affiant

Subscribed and sworn to me on December 6, 2012.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26004SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| AH4R-TN 11, LLC, a Delaware limited liability company<br>23815 Stuart Ranch Road, Suite 302<br>Malibu, CA 90265 | SAME AS NEW OWNER | 181-3-A-25.00 |

**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, Rose M. Case and husband J. Mark Case, 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. 25 on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, pages 556 and 557, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rose Massey by Quit Claim Deed from Michael Massey, a married man, dated April 16, 2008, filed June 10, 2008, in Instrument No. 20080610-0059572, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Michael Massey and wife, Rose Massey by Quit Claim Deed from Don Massey and Rita A. Massey, Co-Trustees of the Don and Rita Massey Family Trust created the 22nd day of January, 2001, deed dated April 16, 2008, filed June 10, 2008, of record in Instrument No. 20080610-0059571, said Register's Office, and further being the same property conveyed to Don Massey and Rita A. Massey, Co-Trustees of the Don and Rita Massey Family Trust created the 22nd day of January, 2001 by Warranty Deed from Donald E. Massey and wife, Rita A. Massey, dated January 22, 2001, filed February 13, 2001, of record in Instrument No. 20010213-0013856, said Register's Office. The said Rose Massey is now known as Rose M. Case.

BILL GARRETT, Davidson County
Trans:T20120093492 DEEDWARR
Recvd: 12/06/12 14:39 3 pgs
Fees:18.00 Taxes:699.30
20121206-0112643

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 9700, pages 556 and 557, said Register's Office for Davidson County, Tennessee.
4. All matters appearing on the PUD Boundary plat recorded in Plat Book 9700, page 391, said Register's Office for Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions of record in Book 10752, page 553, as amended in Instrument No. 20000727-0074152, Register's Office for Davidson County, Tennessee; and as contained in those By-Laws of record in Book 11033, page 519, as amended in Instrument No. 20000727-0074153, 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.
6. Charter for Indian Creek Homeowners Association of record in Book 11031, page 79, said Register's Office.
7. Dedication of common area of record in Book 11033, page 519, said Register's Office.
8. Cemetery easement and rights of ingress/egress thereto, of record in Book 6549, page 403, said Register's Office.
9. Strom water detention agreement of record in Book 10729, page 380, said Register's Office.
10. Easement granted to United Telephone of record in Instrument No. 20000802-0076584, said Register's Office.

This property is also known as improved property located at 6624 Broken Bow, Cane Ridge, 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 December 6, 2012.

Rose M. Case

**Rose M. Case**

J. Mark Case

**J. Mark Case**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On December 6, 2012, before me personally appeared Rose M. Case and J. Mark Case to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 December 6, 2012.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

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

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