This instrument prepared by: or return to:
Sheila McCord, an employee of
Four Star Title, LLC
2508 North Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 553-4675

BILL GARRETT, Davidson County
Trans:T20120098722 DEEDWARRSP
Recvd: 12/27/12 08:08 3 pgs
Fees:18.00 Taxes:555.00
20121227-0119057

File No.: **12-0576**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 14th **day of December, 2012**, by and between **Secretary of Veterans Affairs, Washington D.C.**, parties of the first part, and **AH4R I TN, LLC, a Delaware Limited Liability Company,,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Veterans Affairs, Washington, D.C. by Substitute Trustee's Deed from Douglas M. Liggons recorded on August 9, 2012 in Instrument No. 20120809-0071238; property previously conveyed to Douglas M. Liggons, an unmarried man by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation recorded on September 21, 2004 in Instrument No. 20040921-0113583, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Parcel ID # **062-02-0B-099.00 CO**
☒ Improved OR
☐ Unimproved property located at: **3316 Cain Harbor Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

THE SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES OF AMERICA

Dee Clark

By: The Secretary's Duly Authorized Property Management Contractor, Vendor Resouce Management, pursuant to a delegation of Authority found at 38 C.F.R. 36.4345 (f)

State of Texas
County of Denton

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Dee Clark with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themself to be the Asst Vice President of Vendor Resource Management, the Secretary's duly authorized Property Management Contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345 (f), the within named bargainor, and that Dee Clark as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the bargainor, and by signing, acknowledge that it is the free act and deed of said bargainor.

Witness my hand and Notarial Seal at office this 30th day of November **day of December, 2012.**

JANE MARIE PILLARS
Notary Public, State of Texas
My Commission Expires
February 03, 2013

Notary Public

My Commission Expires: _____

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Owner's Name: **AH4R I TN, LLC, a Delaware Limited Liability Company**
Address: **22917 Pacific Coast Highway, Suite 300**
Malibu, CA 90265

Mail tax bills to: AH4R I TN, LLC
22917 Pacific Coast Hwy., Suite 300
Malibu, CA 90265

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$150,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of **December, 2012.**

Notary Public

My Commission Expires: 3/28/15

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN