WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150068700 DEEDWARR
Recvd: 08/17/15 08:02 3 pgs
Fees: 18.00 Taxes: 769.60
20150817-0081977

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $208,000.00.

Affiant

Subscribed and sworn to me on August 14, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28190SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R-TN 3, LLC, a Delaware Limited Liability Company 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	174-130-A-160.00 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, Leemor Jewelers, Inc. a New York Corporation d/b/a Hearten Home Builders, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R-TN 3, 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. 160 on the Plan of Phase Four, Sunset Hills of record in Instrument No. 20150211-0012821, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Leemor Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders, by Quitclaim Deed from SAF Properties, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20150417-0034309, Register's Office for Davidson County, Tennessee.

Also being known as 1104 Daybreak Drive, Antioch, TN 37013

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County and Antioch City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20150211-0012821, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record as Instrument Number 20150211-0012821, Register's Office of Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070605-0067129, as amended in Instrument No. 20110203-0009586, Instrument No. 20130712-0072091, and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee, 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. HOA Charter of record in Instrument Number 20070605-0067128, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim of Open Space of record in Instrument Number 20150227-0016999, in the Register's Office for Davidson County, Tennessee.
7. Easements of record in Instrument Number 20060406-0039475, Instrument No. 20071010-0120325, and Instrument No. 200711090132386, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1104 Daybreak Lane, Antioch, 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 my/our hand(s) this 14th day of August, 2015.

Leemor Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders

By: _____

Robert Taeidkashani, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert Taeidkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Leemor Jewelers, Inc., a New York Corporation, d/b/a Hearten Home Builders, the within named bargainor, a corporation, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Member.

Witness my hand and official seal on August 14, 2015.

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NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017