Book 36
21723

WARRANTY DEED



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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R-TN 11, LLC	NEW OWNER	173-04-A-228.00
(NAME)	(NAME)	
22917 Pacific Coast Hwy		
(ADDRESS)	(ADDRESS)	
Suite 300		
Malibu, CA 90265		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120063263 DEEDWARR
Recvd: 08/23/12 14:21 2 pgs
Fees:13.00 Taxes:614.20
20120823-0076059

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robin K. Mukherjee, married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **AH4R-TN 11, LLC*** hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*a Delaware Limited Liability Company

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robin K. Mukherjee, an unmarried man, by Deed from Jake S. Jones and Heather Jones, husband and wife, of record in Instrument 20040721-0087509, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said Grantor.

This conveyance is made subject to the following:

All matters as set forth per Instrument No. 19991213-0302267, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.
Subject to Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in Book 7350, page 24, Book 7367, page 587, Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130, and Instrument No. 20020725-0089131, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001002-0097138, said Register's Office.
Storm Water Detention Agreement of record in Book 7189, page 379 and Instrument No. 20010503-0045314, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5229 Ridgefalls Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors and/or 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 hand this 21 day of August, 2012.

Robin K. Mukherjee
by Deirdre N. Russell, attorney in fact
Robin K. Mukherjee

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 Deirdre N. Russell, with whom I am personally acquainted and who proved herself to be the attorney in fact of Robin K. Mukherjee and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of August, 2012.

Notary Public
My Commission Expires: 9/25/13

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027