WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120066508 DEEDWARR
Recvd: 09/05/12 13:07 2 pgs
Fees:13.00 Taxes:569.80
20120905-0080200

CONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2012

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R I TN, LLC	New Owner	173110A05900CO
(NAME) 22917 Pacific Coast Highway ste 340609 Hannah Ridge Ct.	(NAME)	
(ADDRESS) Malibu, CA 90265	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sheerah Davis and Colbert Davis, wife and husband** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **AH4R I TN, LLC, a Tennessee corporation** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Stanford Village of record in Instrument No: 20010226-0017614, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sheerah Davis and husband, Colbert Davis, by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, dated April 29, 2002 of record in Instrument No. 20020506-0055335, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 609 Hannah Ridge Ct., 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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 this **31st** day of **August, 2012**

Sheerah Davis

Sheerah Davis

Colbert Davis

Colbert Davis

STATE OF Arkansas
COUNTY OF Washington

Personally appeared before me, the undersigned authority, **Sheerah Davis and Colbert Davis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **August, 2012**

Candice Ross

Notary Public

My commission expires: Oct. 23, 2017

OFFICIAL SEAL
CANDICE ROSS
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES OCT. 23, 2017