B04736
25755

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Bobbi Cope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2012.

June E. Rowell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R-TN 11, LLC, A Delaware Limited Liability Company	New Owner	173-9-B-093.00 CO
(NAME)	(NAME)	
22917 Pacific Coast Hwy, Ste 300		
(ADDRESS)	(ADDRESS)	
Malibu, CA 90265	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Grover Cleveland Persinger III and Julie Katherine Persinger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AH4R-TN 11, **a Delaware limited liability company, 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:

**LLC,

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Section Two, Barnes Cove of record in Instrument No. 20040604-0065966, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grover Cleveland Persinger III and wife, Julie Katherine Persinger, by Warranty Deed from Southern Homes, Inc., a Tennessee Corpratoin, dated July 20, 2005, of record in Instrument No. 20050809-0093988, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Grover Cleveland Persinger III and wife, Julie Katherine Persinger by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120912-0082837, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4108 Barnes Cove Court, 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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20120068653 DEEDWARR
Recvd: 09/12/12 13:57 2 pgs
Fees:13.00 Taxes:690.05
20120912-0082838

Witness our hands this 7th day of September, 2012.

Grover Cleveland Persinger III by
Grover Cleveland Persinger III
By: Terry DeSelms, Attorney in Fact Attorney in Fact

Julie Katherine Persinger by
Julie Katherine Persinger
By: Terry DeSelms, Attorney in Fact Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of September, 2012, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Grover Cleveland Persinger III and Julie Katherine Persinger, and acknowledged that he executed the same as the free act and deed of the said Grover Cleveland Persinger III and Julie Katherine Persinger, through Power of Attorney granted him by the said Grover Cleveland Persinger III and Julie Katherine Persinger.

Witness my hand and official seal at Franklin, Tennessee this 7th day of September, 2012.

Commission expires: March 3, 2014

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Beth Hazelwood Notary Public