Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
AH4R I TN, LLC 22917 Pacific Coast Hwy. #340 Malibu, CA 90265	NEW OWNER	173-15A-111.00 CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2012.

Notary Public

My Commission Expires: 6/15/14
(Affix Seal)

Return To:
↓
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Joel A. Taylor and wife, Melissa J. Taylor, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **AH4R I TN, LLC ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in Davidson County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 111, MILL RUN SUBDIVISION, PHASE 2, (CLUSTER LOT DEVELOPMENT), as shown on plat of record in Instrument No. 20011009-0109754, as amended in Instrument Nos. 20020605-0067914 and 20020605-0067915, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joel A. Taylor and wife, Melissa J. Taylor by Warranty Deed from James S. Fairfax and Lisa J. Fairfax, husband and wife, recorded on the 20th day of March, 2007 in Instrument No. 20070320-0034007, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **1296 Bending Creek Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee 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.

BILL GARRETT, Davidson County
Trans:T20120069153 DEEDWARR
Recvd: 09/14/12 08:56 2 pgs
Fees:13.00 Taxes:603.10
20120914-0083403

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of **September, 2012.**

10m J.A.T M.S.T

GRANTOR(S)

Joel A. Taylor

Melissa J. Taylor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joel A. Taylor and Melissa J. Taylor** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 6th day of **September, 2012.**

10m T.S.

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY