WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120072272 DEEDWARR
Recvd: 09/25/12 14:19 2 pgs
Fees:13.00 Taxes:999.00
20120925-0087181

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~. 3/28/15
(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R I TN, LLC, a Delaware Limited Liability Company	AH4R I TN, LLC, a Delaware Limited Liability Company	064-03-0A-073.00
(NAME)	(NAME)	
22917 Pacific Coast Highway, Ste. 300	22917 Pacific Coast Highway, Ste. 300	
(ADDRESS)	(ADDRESS)	
Malibu, CA 90265	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, David S. Bankey and wife, Lori A. Bankey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AH4R I TN, LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 160 on the plan of Phase Twelve, Section Two (2), Brandywine Pointe,, of record in Book 7900, Page 15 with a Surveyors Certificate of Correction of record in Book 9828, Page 823, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David S. Bankey and wife, Lori A. Bankey, by deed of record in Instrument Number 20061023-0130884, Register's Office for Davidson County, Tennessee.

Subject to declarations of covenants, conditions and restrictions of record in Book 8120, Page 170, as amended in Book 8671, Page 484, Book 9010, Page 627, Book 9576, Page 247, Book 9748, Page 295, re-recorded in Book 9764, Page 73 and in Book 9988, Page 107; Charter for Brandywine Pointe Homeowners Association of record in Book 9013, Page 39 and in Book 9117, Page 77; By=Laws for Brandywine Pointe Homeowners Association of record in Book 10721, Page 835; Subject to any and all easements and restrictions showing and not showing of record.

unimproved ☐

This is improved ☒ property, known as 1820 Clinch Place, OldHickory, TN 37138

(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.

Witness our hands this 19th day of September, 2012.

David Bankey

Lori Bankey

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 David S. Bankey and Lori A. Bankey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19th day of September, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013