File No. 121131

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0562

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R 11 TN, LLC	AH4R 11 TN, LLC	053-14-0B-018.00
(NAME) 22917 Pacific Coast Hwy., Ste 300	(NAME) 22917 Pacific Coast Hwy., Ste 300	
(ADDRESS) Malibu, CA 90265	(ADDRESS) Malibu, CA 90265	
(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, WE, Edwin Besancon and Pearl Besancon, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AH4R 11 TN, LLC, a Deleware 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. 63 on the 1st Revision Final Plat of The Woods of Neeley's Bend, Phase 3, of record in Instrument Number 20080606-0058247 (revising plat of record in Instrument Number 20070208-0016682), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Edwin Besancon and Pearl Besancon, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 3/27/08 and recorded 3/28/08 in Instrument Number 20080328-0031224, Register's Office for Davidson County, Tennessee.

Edwin Besancon executed this instrument on behalf of Pearl Besancon pursuant to a Power of Attorney of record in Instrument #20121113-0104405, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions, By-Laws and HOA Charter of record in Book 11527, Page 304, as amended in Instrument Number 20050318-0029990, said Register's Office.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6931, Page 982, Book 6932, Page 22, Book 7358, Page 637, Book 8081, Page 806, Book 8081, Page 815, Book 8081, Page 818, Book 11213, Page 464, Book 11213, Page 467, and Book 11213, Page 470, said Register's Office.

Storm Water Detention Agreement for Phase 3 of record in Instrument Number 20060727-0090952, said Register's Office.

Easements of record in Book 894, Page 320 and Book 972, Page 465, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120086518 DEEDWARR
Recvd: 11/13/12 13:36 2 pgs
Fees:13.00 Taxes:425.50

20121113-0104406

File No. 121131

unimproved ☐

This is improved ☒ property, known as 129 Kiowa Trail, Madison, TN 37115

(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 8th day of November, 2012.

Edwin Besancon

Edwin Besancon

Pearl Besancon By Edwin Besancon A.I.F

Pearl Besancon

By: Edwin Besancon, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin Besancon , the bargainor(s) 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 this 8th day of November, 2012.

Commission expires:

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

Rebecca Campbell

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin Besancon with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Pearl Besancon as her Attorney in Fact as the free act and deed of the within named Pearl Besancon.

Witness my hand and official seal this 8th day of November, 2012.

Commission expires:

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

Rebecca Campbell

Notary Public