WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130003949 DEEDWARR
Recvd: 01/15/13 10:06 2 pgs
Fees:13.00 Taxes:673.40
20130115-0004682

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **11th** day of **January, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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-TN 11, LLC	New Owner	126150A23200CO
(NAME)	(NAME)	
22917 Pacific Coast Hwy ste 300		
(ADDRESS)	(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, I/WE, **Mitchell E. Kornberg and Tammy S. Kornberg**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **AH4R-TN 11, 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. 210 on the Plan of Boone Tract at Biltmore, Section Five, of record as Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mitchell E. Kornberg and Tammy S. Kornberg by Warranty Deed from Tammy Creary and husband, Frank Gallaher dated September 22, 2003 of record in Instrument No. 20030924-0141451, 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 8220 Canoe Ct, Nashville, TN 37211

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 **11th** day of **January, 2013**

Mitchell E. Kornberg

Tammy S. Kornberg

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Mitchell E. Kornberg and Tammy S. Kornberg,** 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 **11th** day of **January, 2013**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return To:

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