WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/28/15
(AFFIX SEAL)

Sheila McCord Notary Public STATE OF TENNESSEE Sumner County, TN

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0680

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 TN-11, LLC, a Delaware Limited Liability Company	AH4R TN-11, LLC, a Delaware Limited Liability Company	087010a13400 CO
(NAME) 22917 Pacific Coast Hwy. Ste 300, Malibu, CA 90265	(NAME) 22917 Pacific Coast Hwy. Ste 300, Malibu, CA 90265	
(ADDRESS) Malibu, CA 90265	(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, Todd Trowbridge, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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. 61 on the Plan of Section Four, Chesney Glen, as shown by plat of record in Plat Book 9700, page 844, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Todd Trowbridge, by deed of record in Instrument Number 20071219-0145418 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Chesney Glen of record in Plat Book 9700, page 844, Register's Office for Davidson County, Tennessee. Subject to matters on boundary plat of record in Book 9700, page 215, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10640, Page 944, Book 11317, Page 674, Register's Office for Davidson County, Tennessee Stormwater Detention Easement of record in Book 10357, page 915, Register's Office for Davidson County, Tennessee. Charter of Chesney Glen HOA of record in Book 10290, page 256, Register's Office for Davidson County, Tennessee. Deed to Chesney Glen HOA of record in Book 11577, page 623, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 3541 Glenfalls Drive, Hermitage, TN 37076

(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:T20130027065 DEEDWARR
Recvd: 04/03/13 14:06 3 pgs
Fees:18.00 Taxes:440.67
20130403-0032972

Witness my hand this 29th day of March, 2013.

Todd Trowbridge

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Trowbridge, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 29th day of march 2013.

Commission expires:

See attached

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of PLACER }

On MARCH 29 2013 (Date) before me, NICOLE GERMANO, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared TODD TROWBRIDGE (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NICOLE E. GERMANO
Commission # 1999509
Notary Public - California
Sacramento County
My Comm. Expires Nov 30, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: TODD TROWBRIDGE

☑ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827