Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF DECEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6617 AHN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
AHN Develop Nashville, LLC	New Owner	09203024600
1037 Dr D B Todd Jr. Blvd	213 Whorley Dr	
Nashville, TN 37208	Nashville TN 37217	

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 ACKNOWLEDGE, WE,

WILLIAM H. COUNCIL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AHN DEVELOP NASHVILLE, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES NO. 1401

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:

Tract No. I: Being part of Lot No. 3 in the subdivision of Lot No. 5 of the Harding Lytle tract, a plan of which is found of record in the office of the Register for said County in Book 57, on Page 28.

Said part of said Lot No. 3 is Northerly one-half of said lot, and fronts thirty feet (30 feet), on the Westerly side of 18th Ave., North, and runs back on the Northerly side (150), one hundred and fifty feet to an alley, and on the South line 154.4 feet, more or less, and measures 29.7 feet on said alley line.

Tract No. II: Being the Southerly one-half (1/2) of Lot No. 3 on the Plan of T. J. Harding's Subdivision of Lot No. 5 of the Harding-Lytle Tract, as of record in Book 57, Page 28, Register's Office for Davidson County, Tennessee, and to which plat reference is made for further details of description and location. Said part of Lot No. 3 fronts 30 feet on the Westerly side of 18th Avenue, North, formerly Salem Street, and runs back 154.4 feet, more or less, on the Northerly line, and 158.8 feet on the Southerly line to an alley, measuring 29.7 feet thereon.

Being the same property conveyed by Installment Deed from Oliver O. Bullard and Valeria Estella Bullard to William H. Council and son, Jeffrey L. Council as recorded on the 5th day of June, 1981 in Deed Book 5753, Page 976, corrected in Deed Book 5780, Page 710; Quitclaim Deed from Jeffrey L. Council to William H. Council as recorded on the 3rd day of August, 1984 in Deed Book 6352, Page 693 and Quitclaim Deed from Jeffrey L. Council and wife, Pamela P. Council to William H. Council as recorded on the 2nd day of June, 1988 in Deed Book 7561, Page 70, in the Register's Office of Davidson County, Tennessee.
*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 28, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Rights of Tenants, now in possession under an unrecorded lease.

BILL GARRETT, Davidson County
Trans:T20140094425 DEEDWARR
Recvd: 12/17/14 12:23 2 pgs
Fees:13.00 Taxes:925.00
20141217-0115403

This is improved property known as 1037 Dr D B Todd Jr. Blvd, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 My hand on the 15th day of December, 2014.

William H. Council

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM H. COUNCIL, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Brentwood, Tennessee, this 15th day of December, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6617 AHN

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067