THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1603

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ColFin AH-Tennessee 1, LLC 2450 Broadway Santa Monica, CA 90404	ColFin AH-Tennessee 1, LLC c/o CAH Manager 9305 E Via de Ventura Scottsdale, AZ 85258	098090A10400CO



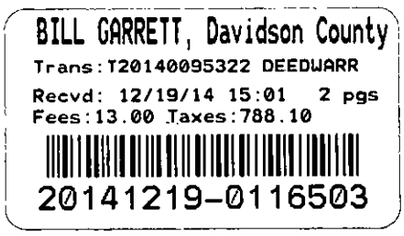
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $213,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) 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 M. Broadbent (a/k/a Todd Michael Broadbent),** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ColFin AH-Tennessee 1, LLC, a Delaware limited liability company,** c/o CAH Manager, 9305 E Via de Ventura, Suite 201, Scottsdale, AZ 85258, 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 187, PHASE THREE-A, LAKESHORE, as shown on plat of record in Plat Book 7900, Page 516, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from J. Thomas Woodliff, III and wife, Karen Ann Woodliff to Todd M. Broadbent and wife, Rachel E. Broadbent as recorded on the 29th day of August, 2002 in Instrument No. 20020829-0104901 and Quitclaim Deed from Rachel E. Broadbent (a/k/a Rachel Henderson Broadbent) to Todd M. Broadbent (a/k/a Todd Michael Broadbent) as recorded on the 6th day of May, 2009 in Instrument No. 20090506-0041385, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5312 Mast Point, Hermitage, TN 37076**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **18th** day of **December, 2014.**

GRANTOR(S)

Todd M. Broadbent

Todd M. Broadbent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Todd M. Broadbent** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **18th** day of **December, 2014.**

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Notary Public
My Commission Expires: