BILL GARRETT, Davidson County
Trans:T20150008369 DEEDWARR
Recvd: 02/03/15 10:12 2 pgs
Fees:13.00 Taxes:640.10
20150203-0009908

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155291

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0012

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R-TN 3, LLC, a Delaware Limited Liability Company 30601 W. Agoura Rd., Ste 200 Agoura Hills, CA, 91301	Same address as new owner	086-03-0-A-036.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Three Thousand and 00/100 Dollars ($173,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM A. PHILLIPS AND DELPHA E. PHILLIPS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AH4R-TN 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 36 on the plan of Summit Run, Phase Two of record in Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William A. Phillips and Delpha E. Phillips, husband and wife, by Warranty Deed from Fox Ridge Homes, Inc., dated February 25, 2000 and recorded March 3, 2000, of record in Instrument No. 200003030021522, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 309 Hunters Path Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of February, 2015.

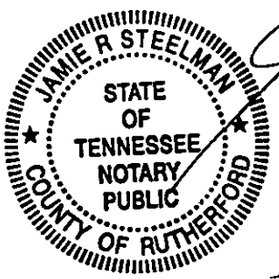
WILLIAM A. PHILLIPS

DELPHA E. PHILLIPS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, William A. Phillips and Delpha E. Phillips, 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 seal, this the 2nd day of February, 2015.



Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/15/18