WARRANTY DEED

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0018

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF ~~JANUARY,~~ February 2015.

Notary Public

MY COMMISSION EXPIRES: 2/15/18
(AFFIX SEAL)

Sheila McCord NOTARY PUBLIC STATE OF TENNESSEE Sumner County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 370

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S). TN
AH4R-TN 3 LLC, a Delaware Limited Liability Company	AH4R-TN 3 LLC	110 03 0A 050.00
(NAME)	(NAME)	
30601 W. Agoura Road, Ste. 200	30601 W. Agoura Road, Ste. 200	
(ADDRESS)	(ADDRESS)	
Agoura Hills 91301	Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Craig A. Christie and Krista L. Christie, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AH4R-TN 3 LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, Being Lot No. 50, on the Plan of Phase 2, Lakeside Meadows, of record in Instrument No. 20080512-0048984, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Craig A. Christie and spouse, Krista L. Christie by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company dated August 21, 2008 and recorded August 25, 2008 as Instrument No. 20080825-0087072, Register's Office for 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.

File Number: FRN-150223

BILL GARRETT, Davidson County
Trans:T20150011038 DEEDWARR
Recvd: 02/12/15 10:35 2 pgs
Fees:13.00 Taxes:980.50
20150212-0012982

unimproved ☐

This is improved ☒ property, known as 2636 Lakeside Meadows Drive, Mount Juliet, TN 37122

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 2nd day of February, 2015.

Craig A. Christie

Krista L. Christie

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Craig A. Christie and Krista L. Christie, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of February, 2015.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-150223