B04436

BILL GARRETT, Davidson County
Trans:T20150013140 DEEDWARR
Recvd: 02/23/15 14:26 2 pgs
Fees:13.00 Taxes:592.00
20150223-0015514

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 160,000.00

April R. Bradley
Affiant

Subscribed and sworn to before me, this 13th day of February, 2015.

June E. Rowell
Notary Public

My commission expires: 1-9-18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AH4R-TN 3, LLC, a Delaware Limited Liability Company	SAME AS NEW OWNER	149100A00800CO
30601 Agoura Road Suite 200		
Agoura Hills, CA 91301		

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,

MARIE BROOKS, A MARRIED WOMAN

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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 8 ON THE PLAN OF PEBBLE TRAIL VILLAS PUD OF RECORD IN PLAT BOOK 9700, PAGES 721 AND 722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARIE KORNUM, UNMARRIED, BY QUITCLAIM DEED FROM HAROLD JEAN-PIERRE, UNMARRIED, DATED 03/04/2008 AND RECORDED ON 03/24/2008 IN INSTRUMENT NUMBER 20080324-0029210, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARIE KORNUM, HAVING SINCE MARRIED IS NOW KNOWN AS MARIE BROOKS. SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF THE SAID GRANTOR, HER SPOUSE, NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2837 RADER RIDGE CT, ANTIOCH, TN 37013.

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 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/our hand(s) this 13th day of February, 2015.

MARIE BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MARIE BROOKS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY