B of 56

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/9/18
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R-3, LLC, A Delaware Limited Liability Company	AH4R-3, LLC, A Delaware Limited Liability Company	164-100-A-41000 CO
(NAME)	(NAME)	
30601 Agoura Road, Ste 200	30601 Agoura Road, Ste 200	
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150014521 DEEDWARR
Recvd: 02/27/15 13:21 2 pgs
Fees:13.00 Taxes:699.30
20150227-0017167

FOR AND 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 ACKNOWLEDGED, I, Josh Lunn, Single, 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:

Land in Davidson County, Tennessee, being Lot 56, FINAL PLAT, VILLAGE TEN, SUMMERFIELD SUBDIVISION, as shown on plat of record in Instrument No. 20060718-0086558, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being also known as 4521 Sandpiper Lane, Antioch, TN 37013

Being the same property conveyed to Josh Lunn, Single, by deed of record in Instrument Number 20080612-0060782 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Final Plat, Village Ten, Summerfield Subdivision, of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Books 11588, Page 484, 11669, Page 376, Instrument Nos. 20010308-0021946, 20010504-0046260, 20030527-0071168 and 20060724-0089081, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee. Charter of Homeowners' Association of record in Instrument No. 20010326-0028531 and Book 11648, Page 660, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Nos. 20020627-077609 and 20000113-0004777, Register's Office for Davidson County, Tennessee. Easement to Tennessee Telephone Co. of record in Instrument No. 20000824-0083643, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 4521 Sandpiper Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 26th day of February, 2015.

Josh Lunn

STATE OF Georgia
COUNTY OF Glynn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josh Lunn, with whom I am personally acquainted or proved to me 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 Franklin, Tennessee this 25th day of February 2015..

Commission expires: July 14th, 2018

Notary Public

HERMINIA FONTIMAYOR
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 14, 2018
GLYNN COUNTY, GEORGIA