BILL GARRETT, Davidson County
Trans:T20150015290 DEEDWARR
Recvd: 03/02/15 15:56 2 pgs
Fees:13.00 Taxes:580.90
20150302-0018113

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
AH4R-TN 3, LLC
30601 Agoura Road, Ste. 200
Agoura Hills, CA 91301

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 151-09-0-A
PARCEL 306.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($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, I/we, **Judy A. Settle, unmarried,** 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 No. 306 on the plan of Long Hunter Chase, Phase 3, Section 2, Long Hunter Chase, of record in Instrument No. 20020926-0117442, 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 Judy A. Settle, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated, August 18, 2004, and filed of record in Instrument No. 20040823-0101703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 9430, Page 251, and amended in Book 9534, Page 938, and in Instrument No. 20020930-0118656; Charter of record in Book 9433, Page 953; Right of Way Easement of record in Book 1115, Page 302, and in Book 1101, Page 457; Grant of Transmission Line Easement of record in Book 2338, Page 466; Easement in favor of Tennessee Valley Authority of record in Book 4446, Page 423; Agreement for Dedication of Easement of record in Book 4717, Page 515; Book 8197, Page 288; Book 8358, Page 91; and in Book 9588, Page 930; Corporation Conveyance of Easement in favor of Tennessee Telephone Company of record in Book 9661, Page 919; Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 9988, Page 793; Book 9988, Page 821; and in Book 11497, Page 592; Grant of Easements in favor of Crossman Communities of Tennessee, LLC of record in Instrument No. 20000906-0088271; and in Instrument No. 20000906-0088272, Grant of Easements in favor of Crossman Communities of Tennessee, LLC of record in Instrument No. 20000906-0088272; Stormwater Detention Agreement in favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20020718-0086411; Quitclaim Deed to Long Hunter Chase Homeowners Association for Common Area of record in Instrument No. 20021003-0120427; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **6744 Ascot Drive 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 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 27th day of February, 2015.

Judy A. Settle

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judy A. Settle, unmarried, the bargainor(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 and official seal this 27th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $157,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of February, 2015.

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

NOTARY PUBLIC

My Commission Expires: 1-9-18