Boy 36

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20150017388 DEEDWARR
Recvd: 03/10/15 14:40 2 pgs
Fees:13.00 Taxes:647.50
20150310-0020529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.

Corletra F. Mance
Affiant

Subscribed and sworn before me, THIS 20TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/2018
(AFFIX SEAL)

OMAR MOSSALLATI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires May 8, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Omar Mossallati Law Office, 2898 Elm Hill Pike, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| AH4R-TN 3, LLC | AH4R-TN 3, LLC | |
| 30601 AGOURA ROAD | 30601 AGOURA ROAD | |
| Suite 200 | Suite 200 | |
| AGOURA HILLS, CA 91301 | AGOURA HILLS, CA 91301 | 149-15-A-68.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CORLETRA F MANCE, UNMARRIED, hereinafter called the Grantor(s), 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(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

**SEE EXHIBIT A (PROPERTY DESCRIPTION)**

unimproved ( )
This is improved ( X ) property, knows as 2365 Edencrest Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands(s) this 5TH day of March, 2015.

Corletra F. Mance

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Corletra F. Mance, the within named bargainor, 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 the 5th day of March, 2015.

Notary Public My Commission Expires: 5/8/18

OMAR MOSSALLATI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires May 8, 2018

**EXHIBIT A**
**LEGAL DESCRIPTION**

**Formal Address:** **2365 Edencrest Drive, Antioch, Tennessee 37013**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 130, CAMBRIDGE FOREST, SECTION TWO, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 672 AND 673, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CORLETRA F MANCE, UNMARRIED BY WARRANTY DEED FROM PHYLLIS E. RENZ, RECORDED ON THE 24TH DAY OF MARCH, 2010 IN INSTRUMENT NO. **20100324-0021898** REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PRIOR TO THE ABOVE CONVEYANCE BEING THE SAME PROPERTY CONVEYED TO PHYLLIS E. RENZ, UNMARRIED BY WARRANTY DEED FROM BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 29TH DAY OF NOVEMBER, 19991N DEED BOOK 11759, PAGE 520, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDIGN THOSE IN PLAT BOOK 9700, PAGES 672 AND 673; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10332, PAGE 1 AND BOOK 10774, PAGE 723; BY-LAWS OF RECORD IN INSTRUMENT NO. 20020221-0022798; HOA CHARTER OF RECORD IN BOOK 10343, PAGE 769; EASEMENT FOR SEWER AND DRAINAGE OF RECORD IN BOOK 6881, PAGE 320, BOOK 7453, PAGE 445 AND BOOK 8795, PAGE 158; EASEMENT FOR TELEPHONE LINE OF RECORD IN BOOK 1207, PAGE 529; CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20030624-0086952; EASEMENTS OF RECORD IN BOOK 11575, PAGE 609; AGREEMENT OF RECORD IN BOOK 1147, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.