THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012835** **Return To:** **Four Star Title, LLC** **2506 N. Mt. Juliet Road** **Mt. Juliet, TN 37122** #15-0036	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,000.00 Affiant Subscribed and sworn to before me, this 23rd day of February 2015. Notary Public My Commission Expires: 3/28/18 Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

WARRANTY DEED

Address New Owner: AH4R-TN 3, LLC 30601 W. Agoura Rd., Ste 200 Agoura Hills, CA 91301	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 052-13-0-B-321.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall Britton, unmarried and Miriam Britton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AH4R-TN 3, LLC, a Delaware Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot 05 on the Plan of River Glen Phase 7, of record in Instrument Number 20040212-0016958 and a part of the Horizontal Property Regieme of River Glen, a horizontal property regieme created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office of Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Randall Britton and Miriam Britton, Husband and Wife, by Warranty Deed from NVR, Inc, a Virginia Corporation t/a Fox Ridge Homes recorded on July 21, 2005 at Instrument No. 20050621-0070930, Registers Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

All matters on the Plan of River Glen Phase 7, of record as Instrument Number 20040212-0016958, Register's Office for Davidson County, Tennessee

Conveyance of Common Areas in River Glen Phase 7 to River Glen Homeowner's Association, Inc. of record in Instrument No. 20020503-0054718 by Quitclaim Deed of record as Instrument No. 20040713-0083148, Register's Office for Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20150018376 DEEDWARR
Recvd: 03/13/15 10:39 2 pgs
Fees:13.00 Taxes:518.00
20150313-0021710

571, and By-Laws of River Glen Homeowner's Association attached there to and as River Glen Phase 7 is submitted by Declaration of Submission of record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee.

Water and Sanitary Sewer Easement of record in Book 7061, Page 196.

All matters appearing on Plans of Record in Plat Book 6900, Pages 650, 651, and Page 671.

Stormwater Detention Agreement of record in Instrument No. 20010816-0088874.

Subject to rights of other in and to common areas and/or elements of River Glen

Subject to lien for special assessments as contained in the restrictions

Easements of record in Book 7296, Page 484, Book 11030, Page 731, and Book 3961, Page 681.

Restrictive Covenants Declaration of Covenants Conditions and Restrictions contained in Instrument of record in Instrument No. 20020425-0051349.

HOA Carter of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, and Register's Office All existing and recorded easements rights of way and restrictions all zoning regulations building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property located at 2615 River Meade Way Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February 2015.

Randall Britton

Miriam Britton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall Britton and Miriam Britton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 23rd day of February 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018