B04536

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019396 DEEDWARR
Recvd: 03/17/15 13:30 4 pgs
Fees:23.00 Taxes:943.50
20150317-0022884

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00.

Affiant

Subscribed and sworn to me on March 13, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-16-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28247SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R-TN 3, LLC, a Delaware Limited Liability Company 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	-098-06-0A-047.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Del Real Estate, LLC, a Florida Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R-TN 3, LLC, a Delaware Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Final Plat Phase 1 - Section "A", Bridgewater of record in Plat at Instrument No. 20051104-0133897 as corrected in Instrument No. 20060608-0067981, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Del Real Estate, LLC, a Florida Limited Liability Company by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No.

20060912-0112986 Register's Office for Davidson County, Tennessee, dated September 08, 2006 and recorded on September 12, 2006.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Hermitage City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20051104-0133897, revised in Plat Instrument No. 20060608-0067981 Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
4. Charter of HOA of record in Instrument Number 20060223-0021110, and Instrument No. 20060223-0021111, in the Register's Office for Davidson County, Tennessee.
5. Restrictions of record as Instrument Number 20051122-0141076, Instrument No. 20061004-0122802, and Instrument No. 20071023-0125250 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
6. Common Area Conveyed to HOA of record in Instrument Number 20091110-0103837 and Instrument No. 20091117-0105711, in the Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument Number 20050222-0019150, in the Register's Office for Davidson County, Tennessee.
8. TVA Right of Way easements of record in Book 1291, Page 99, and Book 1318, page 28, in the Register's Office for Davidson County, Tennessee.
9. Easement for Sanitary Sewers and Storm Drainage of record in Instrument Number 20030827-0124253 and Instrument No. 20060120-0008000, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1437 Bridgecross Pkwy, Hermitage, TN 37076.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 March, 2015.

Del Real Estate, LLC, a Florida Limited Liability Company

By: _____

Bruce W. McNeilage, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Bruce M. McNeilage, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of **Del Real Estate, LLC, a Florida Limited Liability Company** , the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and official seal this 13 day of March 2015.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

My Commission Expires: