Bop 36

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019411 DEEDWARR
Recvd: 03/17/15 13:37 4 pgs
Fees:23.00 Taxes:854.70
20150317-0022900

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $231,000.00.

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 8-14-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28239SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| AH4R-TN 3, LLC, a Delaware Limited Liability Company<br>30601 Agoura Road, Suite 200<br>Agoura Hills, CA 91301 | SAME AS NEW OWNER | -033-03-0B-075.00-CO |

**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, Daniel E. Lambert and wife, Esther H. Lambert, 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. 49 on the Plan of Final Plat of Dry Creek Farms, Phase 2, Section 2 of record in Plat at Instrument No. 20050825-0101280, 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 Esther H. Lambert, married woman (One-Half (1/2) undivided interest) by Quitclaim deed from Daniel E. Lambert, married man of record in Instrument No. 20080916-0094559 Register's Office for

Davidson County, Tennessee, dated August 21, 2008 and recorded on September 16, 2008.

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

1. 2015Davidson County and Goodlettsville 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 as Instrument Number 20050825-0101280, Register's Office of 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 (Dry Creek Farm) 20031001-0145053, amended in Instrument No. 20080611-0060336, 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. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number (Ivy Hill at Dry Creek Farms), 20040921-0113624, as supplemented in Instrument No. 20060130-0011538, 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
5. TVA Easement shown on Plan in Book 4175, page 8, Register's Office for Davidson County, Tennessee.
6. Agreement for dedication of Easement for sanitary sewers and/or storm drainage in Book 7695, page 562, Register's Office for Davidson County, Tennessee.
7. Grant of Transmission Line Easement in Book 3248, page 58, Register's Office for Davidson County, Tennessee.
8. Easement to United States of America in Book 10752,page 679, Register's Office for Davidson County, Tennessee.
9. Easement Agreement in Instrument 20031001-0145056, Register's Office for Davidson County, Tennessee.
10. Charter for Ivey Hill at Dry Creek HOA in Instrument 20041005-0119646, Register's Office for Davidson County, Tennessee.
11. Conveyance of common area and open space in Instrument 20060130-011537, Register's Office for Davidson County, Tennessee.

This property is also known as Improved property located at 200 Ivy Hill Lane, Goodlettsville, TN 37072.

**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.

**Daniel E. Lambert,**
**By: Bruce W. McNeilage, Attorney In Fact**

**Esther H. Lambert,**
**By: Bruce W. McNeilage, Attorney In Fact**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce W. McNeilage, 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 on behalf of Daniel E. Lambert and Esther H. Lambert, as their Attorney in Fact, as the free act and deed of the within named Daniel E. Lambert and Esther H. Lambert.

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

NOTARY PUBLIC

My Commission Expires:

