Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021072 DEEDWARR
Recvd: 03/23/15 14:25 4 pgs
Fees:23.00 Taxes:965.70
20150323-0024875

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

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 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28257SP

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	064-08-0A-104.00-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. 66 on the Plan of Section Three, Merritt Downs, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040629-0076758, 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.

Being the same property previously conveyed to Daniel E. Lambert, a married man by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060828-0105639 Register's Office for Davidson County, Tennessee, dated August 22, 2006 and recorded on August 28, 2006.

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

1. 2015Davidson County and Old Hickory 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 20040629-0076758, 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 20010702-0069864 and Second Supplement recorded in Instrument No. 20040716-0085315, 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. By-Laws of record in Instrument Number 20010608-0060786, in the Register's Office for Davidson County, Tennessee.
5. Quitclaim Deed of record in Instrument Number 20040716-0085316, in the Register's Office for Davidson County, Tennessee.
6. Subject to rights of others in and to the common areas and/or elements.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as Improved property located at 4829 Rainer Drive, Old Hickory, TN 37138.

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

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

My Commission Expires: