WARRANTY DEED



NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS ~~TRANSFER IS $208,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1367B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
AH4R-TN 3, LLC	NEW OWNER	172-04-0A-096.00-CO
30601 Agoura Rd., Ste 200		
Agoura Hills, CA 91301		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GROUNDHOGS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Phase Three, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20010920-0101749, 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 the same property conveyed to Stephen Cornwell, a married man by Warranty deed from Corinthian Custom Homes, Inc, a Tennessee Corporation of record in Instrument No. 20031107-0163939 Register's Office for Davidson County, Tennessee, dated October 31, 2003 and recorded on November 07, 2003.

Being the same property conveyed to Daryl Spicer by Trustee's deed from Wilson & Associates, PLLC of record in Instrument No. 20150721-0071363 Register's Office for Davidson County, Tennessee, dated July 07, 2015 and recorded on July 21, 2015.

Being the same property conveyed to Groundhogs Real Estate, LLC by Quitclaim deed from Daryl Spicer of record in Instrument No. 20150721-0071364 Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on July 21, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20010920-0101749, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements, Covenants, Conditions and Restrictions for Highlands of Brentwood with By-Laws appended thereto, of record in Book 11356, page 815, Book 11629, page 906, Instrument No. 20020722-0087704, Instrument No. 20021121-0144877 and Instrument No. 20150414-0032628, Register's Office for Davidson County, Tennessee.

Charter of Highlands of Brentwood Homeowners Association, Inc., of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.

Easement for ingress and egress of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

Easement granted in favor of Bell South of record in Book 11608, page 467, Register's Office for Davidson County, Tennessee.

Reservation and Grant of Easement contained in instrument of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7461, page 805, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150063768 DEEDWARR
Recvd: 08/03/15 15:18 2 pgs
Fees:13.00 Taxes:769.60
20150803-0076655

Conveyance of Open Spaces and Common Areas to Highlands of Brentwood Homeowners Association, Inc., of record in Instrument Number 20040827-0103643, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 240 Payson Court, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on the 31st day of July, 2015.

Groundhogs Real Estate, LLC

BY: _____
Steve Chaisson, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared STEVE CHAISSON, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Groundhog Real Estate, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2015.

_____
Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1367B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027