B04 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150065740 DEEDWARR
Recvd: 08/07/15 13:48 3 pgs
Fees: 18.00 Taxes: 806.60
20150807-0078986

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $218,000.00.

Affiant

Subscribed and sworn to me on August 6, 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
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28692SP

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	181-03-0A-331.00-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, Joann G. Cline, an unmarried person and Christopher D. Cline, an unmarried person, 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. 137 on the Plan of Revision One, Phase Two, Addition to Indian Creek, RS-10 Subdivision - Clustor Lot Option of record in Plat at Instrument No. 20070720-0086788, 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 Joann G. Cline, a single person and Christopher D. Cline, a single person by Warranty deed from Lifestyle Home Builders, Inc., a Tennessee corporation of record in Instrument No. 20081001-0099565 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 01, 2008.

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

1. 2015 Davidson County and Brentwood 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. 20070720-0086788, 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 Book 10752, Page 553, as amended in Instrument No. 20000727-0074152, and made applicable in Instrument No. 20070606-0067790, 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 Indian Creek Estates of record in Book 11033, Page 509 and Instrument No. 2000727-0074153, in the Register's Office for Davidson County, Tennessee.
5. Charter of Indian Creek Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
6. Easement for family cemetery of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.
7. Easement (s) to Metropolitan Government of Nashville; Storm Water Detention Agreement of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7973 Oakfield Grove, Brentwood, TN 37027.

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 6th day of August, 2015.

Joann G. Cline,
By: Christopher D. Cline, Attorney In Fact

Christopher D. Cline

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 6, 2015, before me personally appeared Christopher D. Cline, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8-11-2017

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 Christopher D. Cline, 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 Joann G. Cline, as her Attorney in Fact, as the free act and deed of the within Joann G. Cline.

Witness my hand and official seal this 6th day of August 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8-11-2017