Bof 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150068697 DEEDWARR
Recvd: 08/17/15 08:00 3 pgs
Fees:18.00 Taxes:762.20
20150817-0081974

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $206,000.00.

Affiant

Subscribed and sworn to me on August 14, 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 #28191SP

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	-174-130A-121.00 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, TR&D Homes, Inc. a Tennessee corporation, 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. 121 on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20150211-0012821, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to TR&D Homes, Inc., a Tennessee corporation by Quitclaim Deed from SAF Properties, a Tennessee Limited Liability Company of record in Instrument No. 20150417-00034308, Register's Office for Davidson County, Tennessee.

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

1. 2015 Davidson County and Antioch 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FOUR, SUNSET HILLS, as recorded in Instrument No. 20150211-0012821, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5388, Page 713, Book 5894, Page 186 and Instrument No. 20070605-0067129, amended at Instrument Nos. 20110203-0009586, 20130712-0072091 and 20150227-0017000 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Charter of Sunset Hills Homeowners Association, Inc. recorded at Instrument No. 20070605-0067128.
5. Application for Greenbelt Assessment recorded at Instrument No. 20040601-0063582.
6. Quitclaim Deed for "Open Space" recorded at Instrument No. 20150227-0016999.
7. Storm Water Detention Agreement recorded at Instrument No. 20060406-0039475..

This property is also known as improved property located at 887 Daybreak Dive, Antioch, TN 37013.

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 14th day of August, 2015.

TR&D Homes, Inc., a
Tennessee corporation

BY: _____
Robert Taeidkashani, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert Taeidkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) the within named TR&D Homes, Inc., a Tennessee corporation, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Member.

Witness my hand and official seal on August 14, 2015.

_____
NOTARY PUBLIC

My Commission Expires:

