Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079299 DEEDWARR
Recvd: 09/17/15 15:12 2 pgs
Fees:13.00 Taxes:752.77
20150917-0094642

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $203,450.00.

Affiant

Subscribed and sworn to me on September 16, 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 #28799SP

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	-172-08-0B-027.00CO

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, Phillip A. Allen Linda M. Allen, husband and wife, 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. 27 on the Plan of Revised Final Plat, Phase One, Bridle Downs of record in Plat Book 6900, Page (s) 701 through 703, inclusive, 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 Phillip A. Allen and wife, Linda M. Allen by Warranty deed from Lanar A. Wright of record in Book 10341, Page 98 Register's Office for Davidson County, Tennessee, dated January 31, 1997 and recorded on February 05, 1997.

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

1. 2015 Davidson County and Nashville 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 Book 6900, Page (s) 701 through 703 and 545, and as amended in Book 8169, Page 240 and Book 8577, Page 220, 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 7448, Page 772 as amended in Book 8814, Page 631, Book 9818, Page 68 and Book 9873, Page 497, 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. Deed of conveyance of common area to Bridle Downs Homeowners Association of record in Book 8838, Page 983, in the Register's Office for Davidson County, Tennessee.
5. Deed of Conveyance of Water lines of record in Book 7797, Page 485, in the Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance of Sewer lines of record in Book 7797, Page 477, in the Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreement of record in Book 7266, Page 813, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 404 Midnight Sun Circle, 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, 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 16th day of September, 2015.

Phillip A. Allen

Linda M. Allen

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 16, 2015, before me personally appeared Phillip A. Allen Linda M. Allen 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 (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 16, 2015.

NOTARY PUBLIC

My Commission Expires:

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