B0436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R-TN 3, LLC	AH4R-TN 3, LLC	098-09-0A-107.00-CO
(NAME)	(NAME)	
30601 Agoura ROad, Suite 200	30601 Agoura ROad, Suite 200	
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160076832 DEEDWARR
Recvd: 09/01/16 14:14 2 pgs
Fees:13.00 Taxes:962.00
20160901-0092147

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, we, **Eliseo Florendo and wife, Judy Florendo**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **AH4R-TN 3, LLC, a Deleware Limited Liability Company**, hereinafter called the GRANTEE(S), 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 all of Lot 148 on the Plan of Lakeshore, Phase 2-B, of record in Plat Book 7900, Page 599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eliseo Florendo and wife, Judy Florendo by Warranty Deed from Scott A. Dawson and wife, Tamara C. Dawson, dated 10/13/2005, recorded 10/19/2005 of record in Instrument No. 20051019-0125903, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 7900, Page 599, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7572, Page 669, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Common Area contained in Quitclaim Deed of record in Book 9984, Page 656 and Book 10447, Page 932, in the Register's Office for Davidson County, Tennessee. Charter of Lake Shore Homeowners' Association of record in Book 7892, Page 464, in the Register's Office for Davidson County, Tennessee.
If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5205 Starwind Point, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 our hands this 31st day of August, 2016.

Eliseo Florendo

Eliseo Florendo

Judy Florendo

Judy Florendo

State of Tennessee
County of Wilson

Personally appeared before me Eliseo Florendo and Judy Florendo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2016.

Marilyn C Newman

Notary Public

My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

