B0436

BILL GARRETT, Davidson County
Trans:T20160081554 DEEDWARR
Recvd: 09/16/16 15:43 2 pgs
Fees:13.00 Taxes:791.80
20160916-0097806

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 $214,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R-TN 3, LLC, a Delaware Limited Liability Company	AH4R-TN 3, LLC, a Delaware Limited Liability Company (NAME)	033030B02300CO
30601 Agoura Road, Ste 200 (ADDRESS)	30601 Agoura Road, Ste 200 (ADDRESS)	
Agoura Hills, CA 91301 (CITY) (STATE) (ZIP)	Agoura Hills, CA 91301 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Danita Cohen, unmarried, hereinafter called the Grantors, 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 Grantees, their heirs and assigns, that 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. 66 ON THE PLAT OF DRY CREEK FARMS, SECTION 2 , DATED JULY 3, 2003 AS REVISED JULY 30, 2003, PREPARED BY CRAWFORD LAND SURVEYORS , P.C. 1929 TWENTY-FIRST AVE. SOUTH, NASHVILLE,TN 37212, AND OF RECORD AS INSTRUMENT NO. 20040421-0045040, REGISTER'S OFFICE FOR SAID COUNTY, TO WHCH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TONY R. COHEN AND WIFE DANITA COHEN BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20050215-0017308 AND RECORDED TO CORRECT NOTARY ACKNOWLEDGEMENT INSTRUMENT NO. 20050607-0065136, REGISTER'S OFFICE FOR DAVIIDSON COUNTY , TENNESSEE. THE SAID TONY R. COHEN HAVING SINCE DIED ON 9/11/2005.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 129 Trellis Way, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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, 2016.

WARRANTY DEED
(Continued)

Danita Cohen

STATE OF Tennessee

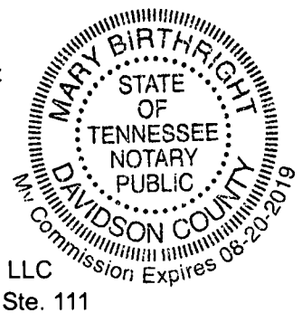
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danita Cohen, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2016.

Notary Public

My Commission Expires:



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072