RMLRC

BILL GARRETT, Davidson County
Trans: T20160084498 DEEDWARR
Recvd: 09/26/16 14:48 2 pgs
Fees: 13.00 Taxes: 986.05
20160926-0101422

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0679-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of September, 2016

Notary Public
My Commission Expires: My Commission Expires August 19, 2017

MICHELE I CHAPUT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
AH4R-TN 3, LLC 30601 Agoura Rd Suite 200 Agoura Hills,CA 91301	SAME AS NEW OWNER	Map/parcel: 172-04-0A-083.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Charles Mattson Dempsey, unmarried,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), 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 GRANTEE(S), its HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 110 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument Number 20000209-0013331, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles Mattson Dempsey, unmarried, by Warranty Deed from John R. Petersen and wife, Marilyn S. Petersen, dated 2/17/06 and recorded 2/28/06 in Instrument Number 20060228-0023154, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1432 Timber Ridge 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 GRANTEE(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21 day of September, 2016

Charles Mattson Dempsey

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Charles Mattson Dempsey and , 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 21 day of September, 2016

Notary Public

My Commission Expires:

My Commission Expires
August 19, 2017

MICHELE I CHAPUT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY