B04 36

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

BILL GARRETT; Davidson County
Trans:T20160090942 DEEDWARR
Recvd: 10/14/16 15:04 2 pgs
Fees:13.00 Taxes:925.00
20161014-0109049

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

Subscribed and sworn to before n
this 13th day of October, 2016.

Notary Public
My commission expires: 1-9-18

10-1609-103206

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
AH4R-TN 3, LLC A Delaware, LLC 5008 Sunset Way Hermitage TN 37076	AH4R-TN 3, LLC 30601 Agoura Road, Ste 200 Attn: Tax Department Angoura Hills, CA 91301	086-04-B-003.000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William G. Brown, Jr., a married man,**hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **AH4R-TN 3, LLC, A Delaware Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davison County, Tennessee, being Lot No. 4 on the Plan of Section One of Sunset Oaks of record in Plat Book 7900, Page 600, 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 William G Brown, Jr. by Warranty Deed from Kela T. Robinson of record instrument No. 20070308-0028601 Register's Office for Davidson County, Tennessee, dated March 06, 2007 and recorded on March 08, 2007.

Jennifer K Brown, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5008 Sunset Way, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of October, 2016.

William G. Brown, JR.

Jennifer K. Brown

STATE OF TENNESSEE
COUNTY OF ~~MAURY~~ Williamson RAC

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William G. Brown JR and Jennifer K. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Columbia~~ Brentwood RAC, TN, this 13th RAC day of October, 2016.

State of Tennessee at Large

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY