B0936

BILL GARRETT, Davidson County
Trans:T20160096576 DEEDWARR
Recvd: 11/01/16 13:39 2 pgs
Fees:13.00 Taxes:808.45
20161101-0115466

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
AH4R-TN 3, LLC
30601 Agoura Road, Ste. 200
Agoura Hills, CA 91301

SEND TAX BILL TO:
New Owner

MAP/PARCEL 086-03-0A-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Clifford James Stout and wife, Holly Hammock Stout,** has this day bargained and sold, and does hereby transfer and convey unto **AH4R-TN 3, LLC, a Delaware Limited Liability Company,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Summit Run, Phase One, a Planned Unit Development of record in Plat Book 9700, Page 334, 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 Clifford Stout and Holly Stout, husband and wife by Warranty deed from Dean C. Ostrander and Virginia Ostrander, husband and wife of record in Instrument No. 20150922-0096197 Register's Office for Davidson County, Tennessee, dated September 15, 2015 and recorded on September 22, 2015.

This is improved property known as: **133 Summit Run Place, Hermitage, Tennessee 37076-4300**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 334, Subdivision restrictions,

building lines and easements of record in Plat Book 8250, Page 524 and Plat Book 5200, Page 776, and restrictions in Book 10326, page 683, Book 10378, Page 251 and amended in Book 11499, Page 321, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of October, 2016.

Clifford James Stout

Holly Hammock Stout

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Clifford James Stout and Holly Hammock Stout,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $218,500.00

AFFIANT

Subscribed and sworn to before me this the 28th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 1-9-18

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

File No: 169872