Bk/ 36

WARRANTY DEED



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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R-TN 3, LLC	New Owner	126-16-0A-376.00CO
(NAME)	(NAME)	
30601 Agoura Road, Suite 200		
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Justin Johansen and wife, Destiny Johansen**, 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, a 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. 458 on the Final Plan of Riverwalk, Phase 3A, as of record in Instrument 20041020-0126317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin Johansen and wife, Destiny Johansen by deed of record in Instrument 20130628-0066414, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7145 Riverfront Drive, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20160098015 DEEDWARR
Recvd: 11/04/16 14:41 2 pgs
Fees:13.00 Taxes:888.00
20161104-0117196

Witness my/our hands this 4th day of November, 2016.

Justin Johansen

Destiny Johansen

State of Tennessee
County of Williamson

Personally appeared before me Justin Johansen and Destiny Johansen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of November, 2016.

Notary Public
My Commission Expires:

File No.: 11468

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017