Box 36

BILL GARRETT, Davidson County
Trans:T20160112508 DEEDWARR
Recvd: 12/21/16 13:27 3 pgs
Fees:18.00 Taxes:962.00
20161221-0134221

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
AH4R-TN 3, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	AH4R-TN 3, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	126-16-OA-623.00 CO

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 260,000.00

AFFIANT

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

SWORN to and subscribed before me on this 20 day of Dec, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-9-18

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **BONITA M. BLUE-WASHINGTON,** a single person, by these presents does hereby sell and convey unto Grantee, **AH4R-TN 3, LLC, a Delaware Limited Liability Company,** its Successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 378 on the Final Plat of Riverwalk, Phase 4-C, or record as Instrument No. 20060328-0035052, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Bonita M. Blue-Washington and Chiffonda Washington, wife and husband, by deed from Federal National Mortgage Association, of record as Instrument No. 20121029-0098748, dated October 8, 2012, said Register's Office and by order adjudicating marital property of record at Instrument No. 20161201-0126184, Register's Office for Davidson County, Tennessee.

This is improved property known as 7472 Riverland Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2016 which is being paid and prorated.
2. Landscape Agreement of record as Instrument No. 20010919-0101288, said Register's Office.
3. By-laws of record as Instrument No. 20011105-0121083, said Register's Office.
4. Charter of record as Instrument No. 20020425-0051371, said Register's Office.
5. Utility Easement of record as Instrument No. 20021125-0145984, said Register's Office.
6. Restrictive covenants contained in instrument of record as Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and as Instrument No. 20040506-0051985, said Register's Office.
7. Public Utility Easement of record as Instrument No. 20021125-0145984, said Register's Office.
8. Road and Utility Access Easement of record as Instrument No. 20010706-0072536, said Register's office.
9. Right of Way for CSX Transportations Railroad.
10. Matters shown on the Plan of record as Instrument No. 20050706-0077607, Instrument No. 20060328-0035052, Plat Book 1, page 25 and Plat Book 1, page 121, said Register's Office.
11. Stormwater Detention of record as Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240, said Register's Office.
12. TVA Agreement of record in Book 4257, page 847, said Register's Office.
13. TVA Right-of-Way of record in Book 4205, page 194, said Register's Office.
14. Harpeth Valley Utility Easement of record in Book 7526, page 318 and Book 324, page 7, said Register's Office.
15. Easement of record in Book 751, page 375 and Book 787, page 7, said Register's Office.
16. Public Utility Easement of record as Instrument No. 20040812-0097819, said Register's Office.
17. Easement as set out in Judgment of record in Book 4226, page 715, said Register's Office.

Grantor further covenants and bind herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 13th day of December, 2016.

Bonita M. Blue-Washington

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, William Timothy Hill, Notary Public in and for the State and County aforesaid, personally appeared Bonita M. Blue-Washington, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 13th day of December, 2016, at Nashville, Tennessee.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

NOTARY PUBLIC

My Commission Expires: _____