Boy 36

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

Affiant

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

Notary Public
My commission expires: 1-9-18

Address of New Owner:	Send Tax Bills to:	Tax Information
AH4R-TN 3, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	NEW OWNER	142 13 0B 193.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID JOHNSTON, AN UNMARRIED PERSON,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **AH4R-TN 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors 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 223 PLAN OF RIVERSIDE PHASE 5-B OF RECORD IN INSTRUMENT NUMBER 20030212-0019415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to David Johnston, an unmarried person, by special warranty deed dated March 7, 2012, from Fannie Mae a/k/a Federal National Mortgage Association, by Wilson & Associates, PLLC, its duly authorized attorney in fact of record in Instrument No. 20120430-0036571, Davidson County Register of Deeds.

This property is improved property known as 857 MORTON MILL ROAD, NASHVILLE, TN 37221.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160114669 DEEDWARR
Recvd: 12/29/16 13:33 2 pgs
Fees:13.00 Taxes:991.60
20161229-0136920

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 28th DAY OF DECEMBER, 2016.

DAVID JOHNSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DAVID JOHNSTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 28th DAY OF DECEMBER, 2016.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY