B04 36

WARRANTY DEED

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 $277,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3340B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
AH4R-TN 3, LLC, a Delaware Limited Liability Company	NEW OWNER SAME	172-15-0A-176.00-CO
30601 Agoura Rd, Ste 200		
Agoura Hills, CA 91301		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TRAVIS WADE ANTEE, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), 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. 212 on the Plan of Section Ten Holt Woods, R20 Residential P.U.D of record in Plat Book 9700, Page (s) 281 and 282, 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 Travis Wade Antee by Warranty deed from William H. Mahler, Jr. and wife, Dorothy P. Mahler and James D. Walker and wife, Dwinna H. Walker of record in Instrument No. 20090915-0085950 Register's Office for Davidson County, Tennessee, dated September 09, 2009 and recorded on September 15, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 281 and 282, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Holt Woods, Section One, a Residential Planned Unit Development of record in Book 9570, Page 22, as made applicable to Section Ten in Book 10256, Page 506 and re-recorded in Book 10258, Page 142, Register's Office for Davidson County, Tennessee.

By-Laws of Holt Woods Homeowners' Association, Inc. of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.

Charter of Holt Woods Homeowner's Association, Inc. of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.

All matters shown on plan of PUD Boundary addition in Plat Book 7900, Page 668, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 11030, Page 841, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1516 Crosswind Drive, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20170035241 DEEDWARR
Recvd: 04/26/17 13:20 2 pgs
Fees:13.00 Taxes:1024.90
20170426-0041014

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 24th day of April, 2017.

Travis Wade Antee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TRAVIS WADE ANTEE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of April, 2017.

Notary Public

My Commission Expires: 10/2/17

File #: 17-3340B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

