B04 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170049015 DEEDWARR
Recvd: 06/08/17 14:10 3 pgs
Fees:18.00 Taxes:999.00
20170608-0057652

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

Affiant

Subscribed and sworn to me on June 7, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30565SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R-TN 3, LLC, a Delaware Limited Liability Company 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	SAME AS NEW OWNERS	108 12 OB 126.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Connor M. Horn and Colleen M. Kelley, both unmarried, as joint tenants with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R-TN 3, LLC, a Delaware Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Phase 1A, Section 5, Harborview of record in Plat Book 7900, Page 485, 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 Connor M. Horn and Colleen M. Kelley, both unmarried, as joint tenants with right of survivorship by Warranty deed from Lena Marklein f/k/a Lena M. Spaudling and husband, Bob Marklein of record in Instrument No. 20101104-

0088702 Register's Office for Davidson County, Tennessee, dated October 28, 2010 and recorded on November 04, 2010.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 485, and Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, re-recorded in Book 7647, Page 648 amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8856, Page 361, Book 8634, Page 19 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Bylaws of record in Book 7471, Page 62, in the Register's Office for Davidson County, Tennessee.
5. Charter of record in Book 7522, Page 339 and amended in Book 8263, Page 554, and Book 10316, Page 886, in the Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, Page 84, Book 6147, Page 886, and Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee.
7. Easement for Storm Water Detention Agreement of record in Book 7390, Page 270 and in Book 8068, Page 723, in the Register's Office for Davidson County, Tennessee.
8. Unrecorded Easement for Sanitary Sewer, dated June 19, 1980 referred to in Deed of record in Book 5658, Page 984, in the Register's Office for Davidson County, Tennessee.
9. Final Order Regarding Cemetery of record in Book 9808, Page 476 and Book 10004, page 629, in the Register's Office for Davidson County, Tennessee.
10. Conveyance of Common Area of record in Book 8297, Page 376 and Book 9108, Page 73, in the Register's Office for Davidson County, Tennessee.
11. Order for Open Space for Cemetery Tract of record in Book 9808, Page 473 and Book 10004, Page 629, in the Register's Office for Davidson County, Tennessee.
12. Subject to rights of others in and to the common areas and/or elements.
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4013 Windwood Lane, Nashville, TN 37214.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 7th day of June, 2017.

Connor M. Horn

Colleen M. Kelley

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Connor M. Horn and Colleen M. Kelley, both unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 7, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017