B04 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051263 DEEDWARR
Recvd: 06/15/17 13:49 2 pgs
Fees:13.00 Taxes:1080.40
20170615-0060232

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017.

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R-TN 3, LLC, a Delaware Limited Liabity Company	New Owner	181-01-OB-157.00
(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, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David M. Chodrow, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **AH4R-TN 3, LLC, a Delaware Limited Liabity Company**, hereinafter called the GRANTEE(S), its successors and/or 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 58 on the Plan of Section Three, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David M. Chodrow, unmarried by Warranty Deed from Yazdian Construction,Inc., a Tennessee Corporation, dated August 30, 2006 and recorded August 31, 2006 of record in Instrument No. 20060831-0107934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20050629-0074915, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 11069 and Page 14, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Instrument No. 20050629-0074848 in the Register's Office for Davidson County, Tennessee
Quitclaim Deed to Sugar Valley Homeowner's Association, Inc., recorded as Instrument No. 20130523-0052430 in the Register's Office for Davidson County, Tennessee.

Charter and Articles Of Incorporation Of Sugar Valley Homeowner's Association, Inc. Recorded as Book 11069 and Page 6, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7360 Sugarloaf Drive, Nashville, TN 37211

(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 this 14th day of June, 2017.

David M. Chodrow by Donald R. Barrett Jr. as Attorney in Fact for David M. Chodrow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr. with whom I am personally acquainted and who proved himself to be the Attorney in Fact for David M. Chodrow, and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2017.

Dorothy E. Welch
Notary Public
My Commission Expires: 4-13-19

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064