BOY 36

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $279,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of June, 2017.

NOTARY PUBLIC

My commission expires: 1-9-18

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

BILL GARRETT, Davidson County
Trans: T20170053635 DEEDWARR
Recvd: 06/22/17 13:58 2 pgs
Fees: 13.00 Taxes: 1035.63
20170622-0063023

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
AH4R-TN 3, LLC	SAME AS NEW OWNER	109-04-0A-066.00-CO
(NAME)	(NAME)	
30601 Agoura Road, Ste. 200		
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301		

Warranty Deed

For and in Consideration of the sum of $279,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bryce W. Garcia and Jessica N. Garcia, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has 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)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of First Revision, Final Plat, Cluster Lot Subdivision, Towering Oaks, Phase Two, of record in Instrument No. 20120927-0088095, 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 Bryce W. Garcia and Jessica N. Garcia, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation DBA Fox Ridge Homes, of record in Instrument No. 20140728-0066682, Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 28, 2014.

This property is __unimproved _X_improved property known as: 2925 Cherry Bark Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of June, 2017.

Bryce W. Garcia

Jessica N. Garcia

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryce W. Garcia and Jessica N. Garcia, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122