Bk 36

BILL GARRETT, Davidson County
Trans:T20170056234 DEEDWARR
Recvd: 06/30/17 13:28 2 pgs
Fees:13.00 Taxes:862.10
20170630-0066169

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $233,000.00

Affiant

Subscribed and sworn to before me, this 28th 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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AH4R-TN 3, LLC	**New Owner**	**14906015100**
30601 Agoura Hills Rd Ste 200	**30601 Agoura Hills Rd Ste 200**	
Agoura Hills, CA 91301	**Agoura Hills, CA 91301**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gilbert T. Goneke, unmarried man

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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. 44 on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Plat Book 7900, Page 626, 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 Gilbert T. Goneke, a married person by Warranty Deed from Rose Goneke, an unmarried person, of record in Instrument No. 20050609-0065867, Register's Office for Davidson County, Tennessee, dated June 03, 2005 and recorded on June 09, 2005.

The said Gilbert T. Goneke has since divorced Exebia Kamutuandi Goneke, evidenced by Amended Final Decree No. 07D-1401 being filed October 29, 2010 in the Fifth Circuit Court for Davidson County, Tennessee and recorded on February 22, 2011 in Instrument No. 20110222-0014325, in the Register's Office for Davidson County, Tennessee, wherein said property was divested out of Exebia Kamutuandi Goneke and vested in Gilbert T. Goneke.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 7900, page 626, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 7900, page 626, Book 7981, page 478, Book 9237, page 1, Book 5612, page 255, Book 8038, page 838, Book 9781, page 987, Book 8313, page 17, Book 10650, page 785, Book 7981, page 519, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2560 Johnson Ridge road, Antioch, TN 37013.

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 we do covenant with 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/our hand(s) this 28th day of June, 2017.

Gilbert T. Goneke

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gilbert T. Goneke, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017