B0436

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
AH4R-TN 3, LLC
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301

**SEND TAX BILL TO:**
AH4R-TN 3, LLC
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301

BILL GARRETT, Davidson County
Trans:T20170056236 DEEDWARR
Recvd: 06/30/17 13:30 2 pgs
Fees:13.00 Taxes:1076.70
20170630-0066171

**MAP/PARCEL 097-02-0A-148.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tiffany G. Claybon and Juston Campbell Claybon, wife and husband, hereafter 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, hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot Number 148 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 2A of record in Plat at Instrument Number 20110401-0025117, Surveyor's Certificate of Correction of record in Instrument Number 20110510-0035925 and in Instrument Number 20120705-0059091, 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 Tiffany G. Claybon and Juston Campbell Claybon, wife and husband as joint tenants by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument Number 20111202-0094150, Register's Office for Davidson County, Tennessee, dated November 03, 2011 and recorded on December 02, 2011.**

This is improved property known as: **1664 Stonewater Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE. Their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 29th day of June, 2017.

**WITNESS MY HAND** on this the 29th day of June, 2017

**Tiffany G. Claybon**

**Juston Campbell Claybon**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Tiffany G. Claybon and Juston Campbell Claybon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $291,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 170435