Boy 36

# WARRANTY DEED

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

W-FC-17-7821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Katherine K Co
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **AH4R-TN 3, LLC** | **AH4R-TN 3, LLC** | |
| (NAME) **7821 Farmington Place** | (NAME) **30601 Agoura Road, Ste 200** | **126-15-0A-039.00-CO** |
| (ADDRESS) **Nashville, TN 37221** | (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 consideration, the receipt of which is hereby acknowledged, **KEVIN W. BYRAM AND ASHLEA BYRAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AH4R-TN 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 39 on the Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, Page 667, 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 Kevin W. Byram and Ashlea Byram, husband and wife by Warranty Deed from John C. Mathieson and Barbara B. Mathieson, husband and wife of record in Instrument No. 20120611-0050891 Register's Office for Davidson County, Tennessee, dated June 01, 2012 and recorded on June 11, 2012.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.
- PUD Boundary Plat of record in Book 6900, Page 470, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7265, Page 657, amended in Book 9342, page 312, Book 9735, Page 931, Book 10032, page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee.
- Charter for Boone Trace at Biltmore HOA of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20011119-0126831 and Instrument No. 20001120-0126831, in the Register's Office for Davidson County, Tennessee.
- Easement to Viacom Cable of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
- Overhead Line easement of record in Book 8992, Page 62, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7821 Farmington Place , Nashville, Tennessee 37221**.

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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20170056237 DEEDWARR
Recvd: 06/30/17 13:32 2 pgs
Fees:13.00 Taxes:1036.00

20170630-0066172

Witness my/our hand(s) this the 28th DAY OF JUNE, 2017.

Kevin W. Byram

Ashlea Byram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212