BOK 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

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

MST 2017-0913

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R-TN 3, LLC, a Delaware Limited Liability Company	SAME AS NEW OWNER	183-05-0A-388.00-CO
(NAME)	(NAME)	
30601 Agoura Road, Ste 200		
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170058164 DEEDWARR
Recvd: 07/07/17 13:43 2 pgs
Fees:13.00 Taxes:1026.75
20170707-0068534

FOR AND 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 ACKNOWLEDGED, WE, **Marshall Fant and wife, Candace Fant,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AH4R-TN 3, LLC,** 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 Number 185 on the Plan of October Woods, Phase 3, Section 10, of record in Plat at Instrument Number 20040114-0005885, 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 Marshall Fant and wife, Candace Fant by Warranty Deed from Lifestyle Home Builders, Inc. of record in Instrument Number 20071127-0137800 Register's Office for Davidson County, Tennessee, dated November 20, 2007 and recorded on November 27, 2007.

Being also known as 7133 Smokey Hill Road, Antioch, Tennessee 37013

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 7900, Page 909, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9840, Page 276 and Instrument No. 20040121-0008040, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for Open Space of record in Instrument No. 20071221-0146548, in the Register's Office for Davidson County, Tennessee. Storm Water

Detention Agreement of record in Book 10951, Page 709, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 7133 Smokey Hill Road, Antioch, TN 37013
(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 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 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 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 6 DAY OF July, 2017.

Marshall Fant by Yvette Meldrum his Attorney in fact

Marshall Fant by Yvette Meldrum, his Attorney in fact

Candace Fant by Yvette Meldrum her Attorney in fact

Candace Fant by Yvette Meldrum, her Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Marshall Fant and wife, Candace Fant, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Marshall Fant and wife, Candace Fant, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office of Davidson, Tennessee.

Witness my hand and official seal, this the 6 day of July, 2017.

Notary Public

My Commission Expires: 5/27/2019

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County