B04436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$279,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R-TN 3, LLC	SAME AS NEW OWNER	098-09-OA-098.00
(NAME)	(NAME)	
30601 Agoura Road, Ste 200		
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170062283 DEEDWARR
Recvd: 07/20/17 13:21 2 pgs
Fees:13.00 Taxes:1034.15
20170720-0073488

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 considerations, the receipt of which is hereby acknowledged, we, **Roosevelt Stroman Smith and Helen M. Smith, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **AH4R-TN 3, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), 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 181 on the Plan of Phase Three-A, Lakeshore, of record in Plat Book 7900, Page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roosevelt Stroman Smith and wife, Helen M. Smith by Deed from Frank Batson, Homes, Inc., dated November 30, 1993 and recorded December 3, 1993 of record in Book 9175, Page 432, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 7900, Page 516, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions recorded, as Book 7572, Page 669, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Charter of Lake Shore Homeowners Association recorded as Book 7892, Page 464, Register's Office for Davidson County, Tennessee; (4) Articles of Incorporation of Lake Shore Homeowners Association recorded as Book 8709, Page 424, Register's Office for Davidson County, Tennessee' (5) Quitclaim Deed to Lake Shore Homeowners Association recorded as Book 9984, Page 652 and Book 10447, Page 932, Register's Office for Davidson County, Tennessee; and (6) All matters shown on Boundary Plat of record in Book 6900, Page 683, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 404 Breeze Point, Hermitage, TN 37076

(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 GRANTEE(S), 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), 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 our hands this 18th day of July, 2017.

Roosevelt Stroman Smith

Roosevelt Stroman Smith

Helen M. Smith

Helen M. Smith

State of Tennessee
County of Wilson

Personally appeared before me Roosevelt Stroman Smith and Helen M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2017.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122