Bop 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th 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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
AH4R-TN 3, LLC	NEW OWNER	Parcel ID:
30601 Agoura Road; Ste 200	30601 Agoura Rd., Ste 200	151090A06200CO
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 acknowledged, we

Romany Saleh and wife, Mariem Wahba

hereinafter called the GRANTORS, has 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. 62, on the Plan of Final Plat, Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II, of record in Plat Book 9700, Page 638, 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 Romany Saleh and wife, Mariem Wahba by deed from Herbert W. DeBerry and Fervetter P. DeBerry, husband and wife, of record in Instrument 20140731-0068629, said Register's Office, dated July 25, 2014.

This conveyance is subject to Restrictions and By-Laws of record in Book 9430, Page 251 amended in Book 9534, Page 938; Book 9534, Page 942; Instrument 20020930-0118656 and 20130226-0019266; and Book 9430, Page 279, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 638, said Register's Office; (3) Sanitary Sewer Easements of record in Instrument 20001030-0107415; Instrument 20000906-0088271 and Instrument 20000906-0088272, said Register's Office; (4) PUD Boundary of record in Plat Book 7900, Page 595, said Register's Office; (5) Drainage Easement to Metropolitan Government of record in Book 4717, Page 515, said Register's Office; (6) Transmission Line Easements of record in Book 2336, Page 532; Book 2338, Page 466; Book 4428, Page 568; Book 4446, Page 423; and Book 4535, Page 351, said Register's Office; (7) Sanitary Sewer Easements of record in Book 9588, Page 930; Book 9988, Page 793; Book 10796, Page 628; Book 10796, Page 625; said Register's Office; (8) Easement for Water Mains of record in Book 8197, Page 288, and Book 8358, Page 91, said Register's Office; (9) Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, said Register's Office; (10)Deeds of Conveyance of record in Book 9988, Page 793, (Sewer) and Book 9988, Page 821, (Water Main), said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4512 Cheshire Pass, 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 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.

BILL GARRETT, Davidson County
Trans:T20170065464 DEEDWARR
Recvd: 07/31/17 13:47 2 pgs
Fees:13.00 Taxes:1024.90
20170731-0077407

Witness our hands this 27th day of July, 2017.

Romany Saleh

Mariem Wahba

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Romany Saleh and Mariem Wahba, 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 and official seal at Nashville, Tennessee, this 27th day of July, 2017.

My Commission Expires: 5/5/20

Notary Public

