Box 36

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 170411509** BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170066511 DEEDWARR
Recvd: 08/02/17 14:15 2 pgs
Fees:13.00 Taxes:888.00
20170802-0078760

WARRANTY DEED

Address New Owner: AH4R-TN 3, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	Send Tax Bills To: AH4R-TN 3, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	Tax Information: Tax Parcel ID No. 164-10-0A-158.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elvis E. Jackson and wife, Sandra Jackson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AH4R-TN 3, LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Summerfield Village Three of record in Plat at Instrument No. 200010060099706, 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 Elvis E. Jackson and wife, Sandra Jackson by Warranty deed from Rex Creviston Homes, LLC of record in Instrument No. 20020514-0059049 Register's Office for Davidson County, Tennessee, dated April 29, 2002 and recorded on May 14, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20001006-0099706, as corrected by Surveyor's Certificate of Correction in Instrument No. 20050105-0001969, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Summerfield of record in Book 11588, page 484 as Amended and Supplemented in Book 11669, page 376; Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071167; Instrument No. 20051103-0133359; Instrument No. 20051103-0133360; Instrument No. 20050317-0029621; Instrument No. 20060724-0089079; Instrument No. 20060724-0089080; Instrument No. 20060724-0089081 and Instrument No. 20060921-0117120, 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.

Quitclaim Deed for Common Areas to Summerfield Homeowner's Association, Inc. of record in Instrument No. 20010514-0049520, Register's Office for Davidson County, Tennessee.

By-Laws of Summerfield of record in Book 11648, page 662, as amended in Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.

Charter of Summerfield Homeowner's Association, Inc. of record in Book 11648, page 660, as amended in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

Easement granted to Southern Bell Telephone and Telegraph of record in Book 1141, page 327, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20000113-0004777, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20000809-0079074, Register's Office for Davidson County, Tennessee.

Permanent Easement of record in Instrument No. 20000824-0083643, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3625 Bentfield Drove Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2017.

Elvis E. Jackson

Sandra Jackson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elvis E. Jackson and Sandra Jackson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

