Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066513 DEEDWARR
Recvd: 08/02/17 14:17 2 pgs
Fees:13.00 Taxes:1047.10
20170802-0078762

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 FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$283,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of July, 2017

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
AH4R-TN 3, LLC	AH4R-TN 3, LLC	182-01-0A-152.00CO
30601 Agoura Road, Suite 200	30601 Agoura Road, Suite 200	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joshua Chilson and Jessica L. Chilson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **AH4R-TN 3, LLC, a Delaware limited liability company**, it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 125 on the Plan of Revision One, Phase Three, Revision to Lots 91, 95, 96 & 125 through 128 Sunset Hills, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20131217-0127444, Register's Office for Davidson County, Tennessee, to which plan reference is made for complete legal description thereof.

Being the same property conveyed to Joshua Chilson and Jessica L. Chilson, husband and wife by Special Warranty Deed from DR Horton, Inc., a Delaware Corporation of record in Instrument Number 20150313-0021729, Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 13, 2015.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20131217-0127444, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070605-0067129, as amended and supplemented in Instrument No. 20110203-0009586, Instrument No. 20130712-0072091, and Instrument No. 20150227-0017000, Register's Office for said County; Restrictive Covenants of record in Book 5894, Page 186, and Book 5388, Page 713, Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowner's Association, Inc., of record in Instrument No. 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Sunset Hills Homeowner's Association, Inc., of record in Instrument No. 20130711-0071995, Register's Office for Davidson County, Tennessee.
- Storm Water Maintenance Agreement of record in Instrument No. 20060406-0039475, and Instrument No. 20071010-0120325, Register's Office for said County; Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record in Instrument No. 20070710-0082048, and Instrument No. 20080805-0080303, Register's Office for said County; Agreement for Dedication of Easement for Private Sanitary Sewers Service Line of record in Instrument No. 20100721-0057062, Register's Office for said County; Right of Way Easement to the United Telephone Company of record in Instrument No. 20071109-0132386, Register's Office for said County; Easement of record in Book 5894, Page 186, Register's Office for Davidson County, Tennessee.

This is improved property known as: **956 Morning Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 31, 2017.

Joshua Chilson

Jessica L. Chilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joshua Chilson and Jessica L. Chilson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 31, 2017

Notary Public

My commission expires 11.6.17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY