Bk/ 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 15th day of August, 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, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R-TN 3, LLC	AH4R-TN 3, LLC	183-05-OA-089.00
(NAME)	(NAME)	
30601 Agoura Road, Ste. 200	30601 Agoura Road, Ste. 200	
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170071156 DEEDWARR
Recvd: 08/16/17 13:40 2 pgs
Fees:13.00 Taxes:1054.50
20170816-0084173

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, **Christopher Stone and wife, Cynthia Stone**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **AH4R-TN 3, LLC, a Delaware 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 41 on the Plan of October Woods, R10 Residential P. U. D., Phase One, Section Three, of record in Plat Book 9700, Page 229 and 230, 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 Christopher Stone and wife, Cyntia Stone by Warranty Deed from Michael R. Evans and wife, Barbara Evans, dated May 06, 2011 and recorded May 10, 2011 of record in Instrument No. 20110510-0035936, Register's Office for Davidson County, Tennessee. Cynthia Stone and Cyntia Stone are one and the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING;

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Page 909 and Amended in Book 9700 and Pages 229 and 230 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 9840, Page 276, Book 10181, Page 986, Book 10548, Page 501 and Book 10548, Page 503, in the Register's Office of Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 5047, Page 661 and Book 5047, Page 656 in the Register's Office of Davidson County, Tennessee.
Stormwater Detention recorded August 23, 1995 as Book 9771, Page 560 in the Register's Office of Davidson County, Tennessee.

Stormwater Detention recorded April 09, 1996 as Book 10010, Page 50 in the Register's Office of Davidson County, Tennessee.
Permanent Drainage Easement recorded in Book 8443, Page 75 in the Register's Office of Davidson County, Tennessee.
By-Laws of October Woods Homeowners' Association, Inc., Recorded in Book 9840, Page 267 in the Register's Office of Davidson County, Tennessee.
Charter and Articles of Incorporation of October Woods Homeowners' Association, Inc., recorded in Book 9840, Page 259 in the Register's Office of Davidson County, Tennessee.
Quitclaim Deed to October Woods Homeowner's Association, Inc., recorded in Instrument No. 20000425004127 in the Register's Office of 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 1021 Colo Trail, 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 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 15th day of August, 2017.

Christopher Stone

Cynthia Stone

State of Tennessee
County of Williamson

Personally appeared before me Christopher Stone and Cynthia Stone, 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 15th day of August, 2017.

Notary Public
My Commission Expires: 8/27/17

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027