Boy36

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to me on August 18, 2017.

NOTARY PUBLIC

My Commission Expires: 1-9-18

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:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30833

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| AH4R-TN 3, LLC, a Delaware Limited Liability Company<br>30601 Agoura Road, Ste 200<br>Agoura Hills, CA 91301 | AH4R-TN 3, LLC, a Delaware Limited Liability Company<br>30601 Agoura Road, Ste 200<br>Agoura Hills, CA 91301<br>Attn: Tax Department | -086-04-0B-121.00-CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jixi Qiu, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R-TN 3, LLC, a Delaware Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Section Four, Sunset Oaks of record in Plat Book 9700, Page 569, 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 Jixi Qiu, married by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20020204-0015238 Register's Office for Davidson County, Tennessee, dated January 31, 2002 and recorded on February 04, 2002.

BILL GARRETT, Davidson County
Trans:T20170072007 DEEDWARR
Recvd: 08/18/17 14:04 3 pgs
Fees:18.00 Taxes:980.50
20170818-0085221

Subject property has not now nor has it ever been the primary residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been assumed by the Grantee OR which have been paid by Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public record.
2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 569, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9082, Page 567, 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.
4. By-Laws of record in Book 9082, Page 589, as amended in Instrument No. 20160209-0012575, in the Register's Office for Davidson County, Tennessee.
5. Charter for Homeowner's Association of record in Instrument No. 19991207-0300671, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed for Common Areas of record in Instrument No. 20090514-0044347, in the Register's Office for Davidson County, Tennessee.
7. Sanitary Sewer Easement of record in Book 11497, Page 589, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 905 Wonderland Pass, Hermitage, TN 37076.

**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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

**WITNESS** my/our hand(s) this 18th day of August, 2017.

**Jixi Qiu**

**STATE OF TENNESSEE, COUNTY OF** Wilson

On August 17, 2017, before me personally appeared Jixi Qiu, married to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 18, 2017.

NOTARY PUBLIC

My Commission Expires: 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY