B04 36

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
AH4R-TN 3, LLC
30601 Agoura Road, Ste 200
Agoura Hills, CA 91301
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20170072012 DEEDWARR
Recvd: 08/18/17 14:07 2 pgs
Fees:13.00 Taxes:1037.85
20170818-0085227

WARRANTY DEED

(Map 172-15-0A, Parcel 108.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **BRANDON MATHIS, unmarried**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **AH4R-TN 3, LLC, a Delaware Limited Liability Company**, hereinafter referred to as "Grantee", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 53, Section Eight, Plan of Holt Woods, according to plat and survey of same appearing of record in Plat Book 9700, page 96, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Brandon Mathis, unmarried, by Quitclaim Deed from Karen Brandon, unmarried, dated July 29, 2008, of record in Instrument No. 20080806-0081220, in the Register's Office of Davidson County, Tennessee.
>
> Said property previously conveyed to Karen Brandon and Brandon Mathis, as tenants in common, with the right of survivorship, by Warranty Deed from Lori J. Kelley, married, dated April 12, 2002, of record in Instrument No. 20020418-0047910, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 96; to Restrictive Covenants of record in Record Book 9570, page 22, Book 9933, page 153; to HOA Ly Laws of record in Book 9570, page 13; Charter of Holt Woods HOA of record in Book 9570, page 5; to HOA Quitclaim Deed to Common Area of record in Instrument No. 20020807-0095356; to Sanitary Sewer and/or Storm Drainage Easement of record in Book 10316, page 585; to , all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1001 Cobble Place, Nasvhille, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 17th day of August, 2017.

BRANDON MATHIS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Mathis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of August, 2017.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of August, 2017.

Notary Public

My commission expires: May 15th, 2021

File No. 20170675

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY