B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,000.00.

Affiant

Subscribed and sworn to me on August 24, 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

BILL GARRETT, Davidson County
Trans: T20170074367 DEEDWARR
Recvd: 08/25/17 13:31 3 pgs
Fees: 18.00 Taxes: 1106.30
20170825-0087628

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30845

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R-TN 3, LLC, a Delaware Limited Liability Company 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	AH4R-TN 3, LLC, a Delaware Limited Liability Company 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301 Attn: Tax Department	126-16-0-A-126.00 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, David R. Evans and Tammy D. Evans, husband and wife, 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. 126 on the Plan of Final Plat Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1, of record in Plat at Instrument No. 20011026-0117231, 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 Tammy D. Waller and Braden J. Walker, wife and husband, by Warranty Deed from David M. Manuel, unmarried and Lorie C. Manuel n/k/a Lorie J. Crabtree, unmarried, of record in Instrument No. 20040831-0105105, Register's Office for Davidson County, Tennessee, dated August 26, 2004 and recorded on August 31, 2004.

Being the same property conveyed to Jeffrey Mobley, Trustee by Quitclaim Deed from Tammy D. Evans, formerly known as Tammy D. MacKrell and also formerly known as Tammy D. Waller, of record in Instrument No. 20080616-0061970, Register's Office for Davidson County, Tennessee, dated June 10, 2008 and recorded on June 16, 2008, and within the same deed, the said Jeffrey Mobley, Trustee conveyed his interest in the subject property to David R. Evans and wife, Tammy D. Evans, as tenants by the entireties.

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

1. 2017 Davidson taxes which have been assumed by the Grantee 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 as Instrument Number 20011026-0117231, Register's Office for Davidson County, Tennessee.
3. Boundary Plat of record in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Instrument Number 20011105-0121083; as amended in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20040606-0051983; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691; and Instrument No. 20061214-0154502, 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.
5. Charter of Riverwalk Homeowners Association, Inc. of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim conveying the open space and common areas to Riverwalk Homeowner's Association, Inc. of record in Instrument Number 20020425-0051371; Instrument No. 20040424-0050564; Instrument No. 20040827-0103644 and Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
7. Easement and rights granted to Nashville, Chattanooga, and St. Louis Railway of record in Book 315, Page 396, in the Register's Office for Davidson County, Tennessee.
8. Easement and rights granted to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
9. Easement and Rights-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194 and Book 4226, Page 715, in the Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Public Utilities to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; Instrument No. 20021125-0145984; Instrument No. 20040812-0097619 and Instrument No. 20040817-0099486, in the Register's Office for Davidson County, Tennessee.
11. Storm Water Detention Agreement of record in Instrument Number 20010919-0101279; Instrument No. 20021119-0143687; Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
12. Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
13. Grant of Transmission Line Easement of record in Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
14. Declaration of Roads and Utilities Access Easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
15. Easement to US Sprint Communications of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6864 Bridgewater Drive, Nashville, TN 37221.

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 24th day of August, 2017.

Power of Attorney of record
#20170823-0086558

David R Evans, By Michael Harrell,
David R. Evans, By: Michael Harrell,
Attorney In Fact
Attorney in Fact

Power of Attorney of record
#20170823-0086559

Tammy D. Evans, By Michael Harrell,
Tammy D. Evans, By: Michael Harrell,
Attorney In Fact
Attorney in Fact

STATE OF TENNESSEE, COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Harrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of David R. Evans and Tammy D. Evans, as their Attorney in Fact, as the free act and deed of the within named David R. Evans and Tammy D. Evans.

Witness my hand and official seal this 24th day of August 2017.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY