Bof 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $266,000.00.

Affiant

Subscribed and sworn to me on September 12, 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
Batch# 397 DEEDWARR
09/12/2017 01:25:19 PM 4 pgs
Fees: $23.00 Taxes: $984.20
20170912-0093342

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30903

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	181-03-0A-011.00 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, Bernadette Osborne Pavlica n/k/a Bernadette Tucker, 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. 11 on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, Page(s) 556 and 557, 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 Zbynek Pavlica and Bernadette Pavlica by Warranty Deed dated January 20, 2004 from John A. Harris and Lori Harris, of record as Instrument No. 20040130-0011613, Register's Office for Davidson County, Tennessee. And being further conveyed to Bernadette Osborne Pavlica by Quitclaim Deed dated July 6, 2011 from Zbynek Jan Pavlica made pursuant to the Final Decree entered on May 31, 2011 in the

case of Bernadette Osborne Pavlica v. Zbynek Jan Pavlica, case No. 11D-409, in the Eight Circuit Court and of record as Instruction No. 20110719-0055026, Register's Office for Davidson County, Tennessee. The said Bernadette Osborne Pavlica now known as Bernadette Tucker.

Roy G. Tucker spouse of Bernadette Tucker joins in this conveyance to convey any and all marital interest he may have in subject property.

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

1. 2017 Davidson 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 in Plat Book 9700, Page(s) 556 and 557, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 391, 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 of record in Book 10752, Page 553, Book 11708, Page 575, Instrument No. 200007270074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791, 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. By-Laws of record in Book 10752, Page 574, Book 11033, Page 509 and Instrument No. 200007270074153,, in the Register's Office for Davidson County, Tennessee.
6. Charter for Indian Creek Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
7. Conveyance of common area to HOA of record in Book 11033, Page 519, in the Register's Office for Davidson County, Tennessee.
8. Easement for Cemetery as shown in Deed of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.
10. Easement to United Telephone Company of record in Instrument No. 200008020076584, in the Register's Office for Davidson County, Tennessee.
11. Subject to rights of others in and to the common areas and/or elements.

This property is also known as improved property located at 6548 Broken Bow Drive, Antioch, TN 37013.

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 12th day of September, 2017.

Bernadette Osborne Pavlica n/k/a Bernadette Tucker

Bernadette Osborne Pavlica
n/k/a Bernadette Tucker

Roy G. Tucker

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 12, 2017, before me personally appeared Bernadette Osborne Pavlica n/k/a Bernadette Tucker 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 September 12, 2017.

My Commission Expires: 1-9-18

June E. Rowell
NOTARY PUBLIC

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 1st, 2017, before me personally appeared Roy G. Tucker 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 September 1st 2017.

June E Rowell
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