Bor 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $221,500.00.

April Bradley
Affiant

Subscribed and sworn to me on September 29, 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

Bill Garrett Davidson County
atch# 6436 DEEDWARR
0/02/2017 01:19:55 PM 3 pgs
ees: $18.00 Taxes: $819.55

20171002-0100612

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30882

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	-136-05-0-019.00

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, Mona Fowad and husband Samih Shehata, 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. 37 on the Plan of Section Two, Bayview of record in Plat Book 9700, Page 517, 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 Samih Shehata and Mona Fowad by Special Warranty deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20031030-0159927 Register's Office for Davidson County, Tennessee, dated September 24, 2003 and recorded on October 30, 2003.

Being the same property conveyed to Mona Fowad by Quitclaim deed from Samih Shehata of record in Instrument No. 20080721-0074814 Register's Office for Davidson

County, Tennessee, dated July 21, 2008 and recorded on July 21, 2008. It is agreed and understood that Mona Fowad and Mona B. Fowad are one and the same person.

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 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 517, 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 10323, Page (s) 55 and 86, amended in Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, Book 11271, page 163 and Instrument No. 20020104-0001403, 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. Landscape Agreement of record in Book 10339, Page 298, in the Register's Office for Davidson County, Tennessee.
5. Ingress and Egress Easement of record in Book 3708, Page 237, in the Register's Office for Davidson County, Tennessee.
6. Sanitary Sewer Easement of record in Book 7830, Page 233, in the Register's Office for Davidson County, Tennessee.
7. Grant of Easement of record in Book 10085, Page 576, in the Register's Office for Davidson County, Tennessee.
8. Easement of record in Instrument Number 20010315-0024647 and Instrument No. 20010315-0024648, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2908 Harbor Lights Drive, Nashville, TN 37217.

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 29th day of September, 2017.

Mona Fowad

Mona Fowad

Samih Shehata

STATE OF TENNESSEE, COUNTY OF Davidson

On September 29, 2017, before me personally appearedMona Fowad and Samih Shehata, 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 thatthey executed the same asthey free act and deed.

Witness my hand and official seal onSeptember 29, 2017.

NOTARY PUBLIC

My Commission Expires: 4-30-19

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY