B0436

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00 Affiant Subscribed and sworn to before me, this 12th day of October, 2017 Notary Public MY COMMISSION EXPIRES: 7-7-21 (AFFIX SEAL)

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
AH4R-TN 3 LLC a Delaware limited liability company 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	NEW OWNER	173-15-0A014.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Paul S. Patterson, unmarried, and Teresa Dunbar-Patterson, now known as Teresa A. Dunbar, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AH4R-TN 3 LLC, a Delaware limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of Mill Run Subdivision, Phase 1 of record in Plat Book 11700, Page (s) 27 and 28, 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 Paul S. Patterson and wife, Teresa Dunbar-Patterson by Warranty Deed from The Craig Company, a Tennessee corporation of record in Instrument No. 20020318-0033424 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 204 Annesbury Lane, Antioch, Tennessee 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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Bill Garrett Davidson County
Batch# 15020 **DEEDWARR**
10/18/2017 01:18:05 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20171018-0106790

Witness my/our hand(s) this 12th day of October, 2017.

Paul S. Patterson

Teresa A. Dunbar

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paul S. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of October, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/4/2019

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Teresa A. Dunbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of October, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/4/2019