Bk 36

WARRANTY DEED

Bill Garrett Davidson County
Batch# 15469 DEEDWARR
10/19/2017 01:19:13 PM 3 pgs
Fees: $18.00 Taxes: $854.70

20171019-0107213

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $231,000.00.

Affiant

Subscribed and sworn to me on October 18, 2017.

NOTARY PUBLIC

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31011

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	058-09-0A-117.00-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, Derrick Macklin, unmarried and Rhonda Hunt, unmarried, 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. 109 on the Plan of Creekside Trails, Phase 5, of record in Instrument No. 20051103-0133061, 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 Derrick Macklin, unmarried, Rhonda Hunt, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20060501-0049473, Register's Office for Davidson County, Tennessee, dated April 27, 2006 and recorded on May 01, 2006.

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

1. 2017 Davidson County taxes which have been which have been paid by Grantor 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 Instrument No. 20051103-0133061, 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 Instrument No. 20000915-0092002 and supplemental amendment of record in Instrument No. 20011025-0117168, second supplemental amendment of record in Instrument No. 20020828-0103983, third supplemental amendment of record in Instrument No. 20041229-0153372, fourth supplemental amendment of record in Instrument No. 20061120-0143523, and as amended in Instrument No. 20141218-0115782, 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. Charter for Eaton's Creek Park Homeowners Association of record in Instrument No. 20011126-0128291, in the Register's Office for Davidson County, Tennessee.
5. Charter for Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, in the Register's Office for Davidson County, Tennessee.
6. Subject to temporary construction easement as set forth in Consent Judgment and Final Decree under Circuit Court Davidson County, Tennessee, Docket No. 90C-3345.
7. Easement for Water mains and appurtenances of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreements of record in Instrument No. 20001011-0100954 and Instrument No. 20031010-0150887, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2344 Hockett Drive, Nashville, TN 37218.

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 18th day of October, 2017.

Derrick Macklin

Rhonda Hunt

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 18, 2017, before me personally appeared Derrick Macklin and Rhonda Hunt to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged thatthey executed the same as their free act and deed.

Witness my hand and official seal onOctober 18, 2017.

NOTARY PUBLIC

My Commission Expires:

7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY