B0436

WARRANTY DEED

Bill Garrett Davidson County
Batch# 16833 DEEDWARR
10/23/2017 01:47:28 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40

20171023-0108402

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $322,000.00.

Paul Eidson
Affiant

Subscribed and sworn to me on October 20, 2017.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31015

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	126-15-0A-299.00-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, Paul Eidson and wife, Christine A. Eidson, 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. 1 on the Plan of Boone Trace, Section 8, Phase 1, of record in Instrument No. 20031210-0177241, as amended in Instrument No. 20100913-0072791, 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 Eidson and Christine A. Eidson, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20040419-0044308, Register's Office for Davidson County, Tennessee, dated March 30, 2004 and recorded on April 19, 2004.

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

1. 2017 Davidson County taxes 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. 20031210-0177241, as amended in Instrument No. 20100913-0072791, Register's Office for Davidson County, Tennessee.
3. Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore, of record in Plat Book 6900, Page 470, 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 7265, Page 657, Book 9342, Page 312, re-recorded in Book 9735, Page 931, Supplemented in Instrument No. 20000126-0008529, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832, 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 Boone Trace of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed for common areas of record in Instrument No. 20011119-0126831 and Instrument No. 20070918-0111770, in the Register's Office for Davidson County, Tennessee.
7. Easement(s) to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013636, Instrument No. 20071116-0134581, Instrument No. 20071116-0134580 and Instrument No. 20071116-0134577, in the Register's Office for Davidson County, Tennessee.
8. Easements of record in Book 8992, Page 63 and Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375, in the Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District of record in Instrument No. 20040406-00038745, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1001 Valley Cove Court, 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 20th day of October, 2017.

Paul Eidson

Paul Eidson

Christine A. Eidson

Christine A. Eidson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 20, 2017, before me personally appeared Paul Eidson and Christine A. Eidson 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 onOctober 20, 2017.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021