Bof 36

Bill Garrett Davidson County
Batch# 23340 DEEDWARR
11/07/2017 03:27:12 PM 3 pgs
Fees: $18.00 Taxes: $703.92

20171107-0114734

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,250.00.

Affiant

Subscribed and sworn to me on November 3rd, 2017.

NOTARY PUBLIC

My Commission Expires: 7-7-21

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31073

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	151-01-0A-101.00

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, Derrick Green and Yakima Green, husband and wife, 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. 101 on the Plan of Chatham Pointe of record in Plat Book 6900, Page (S) 444 through 447, Inclusive, 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 Green and Yakima Marks Green, married by Warranty deed from Federal National Mortgage Association (Fannie Mae), by Wilson & Associates, P.L.L.C., of record in Instrument No. 20091002-0091763 Register's Office for Davidson County, Tennessee, dated August 3, 2009 and recorded on October 02, 2009.

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 Plat Book 6900, Pages 444 through 447, inclusive, 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 7358, Page 656, as amended in Book 7538, page 792, Book 7599, page 812 and Book 8667, page 381, 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. By-Laws of Chatham Pointe Homeowner's Association, Inc. of record in Book 8679, Page 446, in the Register's Office for Davidson County, Tennessee.
5. Charter of Chatham Pointe Homeowner's Association, Inc. of record in Book 7597, Page 977, in the Register's Office for Davidson County, Tennessee.
6. Flowage Easement and Roadway Easement of record in Book 3891, Page 476, in the Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services of record in Book 7748, Page 440 and Book 7748, page 493, Book 9698, pages 51 and 104, in the Register's Office for Davidson County, Tennessee.
8. Quitclaim deed for Common Area of record in Book 7683, Page 718, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3320 Milbridge 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 3rd day of November, 2017.

Derrick Green

Yakima Green

STATE OF TENNESSEE, COUNTY OF Davidson

On October 31, 2017, before me personally appeared Derrick Green and Yakima Green 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 November 3rd, 2017.

NOTARY PUBLIC

My Commission Expires:

11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY