BOK 36

Bill Garrett Davidson County
Batch# 24104 DEEDWARR
11/08/2017 01:20:20 PM 4 pgs
Fees: $23.00 Taxes: $1,122.95

20171108-0115099

WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $303,500.00.

SR

Affiant

Subscribed and sworn to me on November 7, 2017.

June E Rowell

NOTARY PUBLIC

My Commission Expires: 9-7-21

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31068

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	141-05-0A-230.00-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, Wajahat S. Quraishi and Sadaf Quraishi, 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. 230 on the Plan of Final Plat, Avondale Park, Phase 2, Section 1, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011105, 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 Wajahat S. Quraishi, married by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20110913-0070956 Register's Office for Davidson County, Tennessee, dated September 09, 2011 and recorded on September 13, 2011.

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 as Instrument Number 20110208-0011105, Register's Office of 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 Number 20081203-0117452 and amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, 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. Access Easement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
5. Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
6. Deed to USA of record in Book 4118, Page 694 and in Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.
7. Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, in the Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Instrument Number 20060512-0055867 and Instrument No. 20090814-0076610, in the Register's Office for Davidson County, Tennessee.
10. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
11. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.

12. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden of record in Book 4193, Page 903, in the Register's Office for Davidson County, Tennessee.
13. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee.
14. Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
15. Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office from Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).
16. Easement in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
17. Charter for Homeowners Association of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
18. A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).
19. Easement for access road granted by Roger N. Hutton to United Sates of America by instrument of record in Book 4116, Page 151, register's Office for Davidson County, Tennessee.
20. Easement for water line granted by Roger N. Hutton to United States of America by judgment, a certified copy of which is of record in Book 4363, Page 895, Register's Office for Davidson County, Tennessee.
21. Declaration of Restrictive Covenants of record in Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee.
22. Subject to right of way as shown on the Plan of record in Plat Book 4300, Page 49, Register's Office for Davidson County, Tennessee.
23. Abstract of suit of record in Instrument No. 20021017-0127902, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1241 Scarcroft Lane, 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 7th day of November, 2017.

WAJAHAT S. QURAISHI
BY PH ATTORNEY IN FACT
Wajahat S. Quraishi

SADAF QURAISHI
BY PH ATTORNEY IN FACT
Sadaf Quraishi

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Hinman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Wajahat S. Quraishi and Sadaf Quraishi, as their Attorney in Fact, as the free act and deed of the within named Wajahat S. Quraishi and Sadaf Quarishi.

Witness my hand and official seal this 7th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY