Bk/Pg 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,000.00.

Affiant

Subscribed and sworn to me on December 13, 2017.

NOTARY PUBLIC

My Commission Expires: 9-7-21

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

Bill Garrett Davidson County
Batch# 37094 DEEDWARR
12/14/2017 01:35:38 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40

20171214-0127621

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31177

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	-181-01-0-B-012.00CO

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, Christopher G. Fish and wife, Leah Fish, 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 **"GRANTEE,"** its successors 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. 21 on the Plan of Section One, Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, of record in Plat at Instrument No. 20030708-0093537, 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 Christopher G. Fish and wife, Leah R. Fish by Warranty Deed from Randolph H. Tjahjono and wife, Emily Jane Tjahjono, of record in Instrument No. 20130503-0044799, Register's Office for Davidson County, Tennessee, dated May 2, 2013 and recorded on May 03, 2013.

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

1. 2017 Davidson County taxes which have been prorated by the parties and paid by Grantor(s); 2018 and subsequent taxes are assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20030708-0093537, 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 Book 11761, Page 279, Book 11069, page 14, amended in Instrument No. 20030708-0093637 and Instrument No. 20040203-0013041, 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 HOA of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
5. Charter of HOA of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed of open space or common area to the HOA of record in Instrument Number 20000425-0041128 and Instrument No. 20130523-0052430, in the Register's Office for Davidson County, Tennessee.
7. Easement of record in Instrument Number 20040723-0088186, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7409 Campton Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS does covenant with the said GRANTEE 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 GRANTEE, its successors 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 13th day of December, 2017.

Christopher Fish

Christopher G. Fish

Leah Fish

Leah Fish

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 13, 2017, before me personally appeared Christopher G. Fish and wife, Leah Fish 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 December 13, 2017.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN