Bk 36

Bill Garrett Davidson County
Batch# 38798 DEEDWARR
12/18/2017 01:16:29 PM 3 pgs
Fees: $18.00 Taxes: $1,117.40

20171218-0128674

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 $302,000.00.

Affiant

Subscribed and sworn to me on December 18, 2017.

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 #31178

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	-109-04-0A-039.00-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, Mary Ann Santa Ana, 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 **"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. 63 on the Plan of Towering Oaks, Phase One of record in Plat at Instrument No. 20071127-0137704, 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 Mary A. Santa Ana and John D. Havener, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20120316-0022579, Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on March 16, 2012.

Being the same property conveyed to Mary Ann Santa Ana by Quitclaim Deed from John Donald Havener of record in Instrument No. 20140709-0060317, Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 09, 2014.

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

1. 2017 Davidson and Hermitage taxes which have been prorated by the parties and paid by Gantor(s); 2018 and subsequent taxes are assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20071127-0137704, 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 Number 20091215-0114266, 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. Easements of record in Instrument Number 20010205-0010996, Instrument Number 20041026-0128530 and Instrument Number 20050615-0068192, in the Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Instrument Number 20070601-0065248, in the Register's Office for Davidson County, Tennessee.
6. Access Easement Agreement of record in Instrument Number 20050831-0104488, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2804 Jenoaks Pass, Hermitage, TN 37076.

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 18 day of December, 2017.

Mary Ann Santa Ana

STATE OF TENNESSEE, COUNTY OF Williamson

On December 18, 2017, before me personally appeared Mary Ann Santa Ana 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 18, 2017.

NOTARY PUBLIC

My Commission Expires:

1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY