WARRANTY DEED

Bill Garrett Davidson County
Batch# 38820 DEEDWARR
12/18/2017 02:02:48 PM 2 pgs
Fees: $13.00 Taxes: $791.80
20171218-0128697

NICOLE M. WILLEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 11-06-2018

STATE OF TENNESSEE,
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $214,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF DECEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4236B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
AH4R-TN 3, LLC	AH4R-TN, LLC	149-15-0A-092.00-CO
30601 Agoura Rd, Ste 200	30601 Agoura Rd, Ste 200	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BROADWAY INVESTMENT GROUP CO., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AH4R-TN 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Section Three, Cambridge Forest of record in Plat Book 11700, Page 44, 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 Broadway Investment Group Co., a Tennessee corporation by Warranty deed from Lasharrika S. Williams, married of record in Instrument No. 20171108-0114997 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 08, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the 2018, a lien, not yet due and payable

Subject to all matters shown on the Plan of record in Plat Book 11700, Page 44, Register's Office for Davidson County, Tennessee

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10332, Page 1; First Amendment in Book 10774, Page 723, Register's Office for Davidson County, Tennessee.

Charter of Cambridge Forest Homeowners Association of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.

This is property known as 2608 Welshcrest 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand on the 13th day of December, 2017.

Broadway Investment Group Co.,

BY: _____

Steve Chaisson, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Steve Chaisson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Broadway Investment Group Co., and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 13th day of December, 2017.

_____

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-4236B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027