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WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00.

Affiant

Subscribed and sworn to me on December 21, 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# 40506 DEEDWARR
12/21/2017 01:15:45 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20171221-0130117

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31189

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	-151-09-0A-184.00-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, Hanna A. Abido and Noura Moris, 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 **"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. 184 on the Plan of Final Plat Long Hunter Chase, Phase 2, Section 1 (67 Lots) of record in Plat Book 7900, Page (s) 763 and 764, 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 Hanna A. Abido and Noura Moris, husband and wife by Warranty Deed from Nathan E. Ratcliff, married of record in Instrument No.

20100608-0044490 Register's Office for Davidson County, Tennessee, dated June 07, 2010 and recorded on June 08, 2010.

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 in Plat Book 7900, Page (s) 763 and 764, 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 9430, Page 251 and amended in Book 9534, Page 938, Register's Office for Davidson County, Tennessee.
4. Deed Restrictions of record in Book 9432, Page 792, in the Register's Office for Davidson County, Tennessee.
5. Charter of Long Hunter Chase Homeowner's Association of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance of record in Book 9988, Page 821 and Book 9988, Page 793, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement of record in Book 9588, Page 930, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4448 Benchmark 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 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 21st day of December, 2017.

Hanna Abido
Hanna A. Abido

Noura Moris
Noura Moris

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 21, 2017, before me personally appeared Hanna A. Abido and Noura Moris 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 21, 2017.

Ashlee D. Page
NOTARY PUBLIC

My Commission Expires: 9/10/18

