Bill Garrett Davidson County
Batch# 42762 DEEDWARR
12/29/2017 01:07:20 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20171229-0132417

B04736

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 $265,000.00.

Affiant

Subscribed and sworn to me on December 28, 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 #31200

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	-141-05-0-A-200.00CO

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, Krzysztof K. Zienkiewicz and Morgan Zienkiewicz, 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. 200 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 Krzysztof K. Zienkiewicz, unmarried by Warranty Deed from Henry M. Bransford, Jr. and Pecolia T. Bransford, husband and wife, of record in Instrument No. 20131114-0117795, Register's Office for Davidson County, Tennessee, dated November 13, 2013 and recorded on November 14, 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 20110208-0011105, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Avondale Park with By-Laws appended thereto, of record in Instrument Number 20081203-0117452 and amended in Instrument No. 2009033-0028791 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. Charter for HOA of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
5. Quitclaim Deed to HOA of record in Instrument Number 20170130-0009317, in the Register's Office for Davidson County, Tennessee.
6. Access Easement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
7. Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
8. 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.
9. Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

16. 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.
17. 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).
18. Easement in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
19. 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).
20. 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.
21. 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.
22. Declaration of Restrictive Covenants of record in Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee.
23. 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.

This property is also known as improved property located at 1276 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 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 28th day of December, 2017.

Krzysztof K. Zienkiewicz

Morgan Zienkiewicz

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 28, 2017, before me personally appeared Krzysztof K. Zienkiewicz and Morgan Zienkiewicz 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 28, 2017.

NOTARY PUBLIC

My Commission Expires: 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY