Bill Garrett Davidson County
Batch# 53479 DEEDWARR
01/31/2018 01:34:48 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20180131-0009879

B0f 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00.

Affiant

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

Subscribed and sworn to me on January 30, 2018.

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 #31303

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	-164-10-0A-388.00-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, Sheredrick Edmundson and wife, Evelynne Edmundson, 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. 433 on the Plan of Final Plat, Village Nine, Summerfield Subdivision of record in Plat at Instrument No. 20060718-0086560, 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 Sheredrick Edmundson, a married man by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20070911-0108766, Register's Office for Davidson County, Tennessee, dated September 06, 2007 and recorded on September 11, 2007.

Being the same property conveyed to Gary B. Fisher, Trustee by Quitclaim Deed from Sheredrick Edmundson of record in Instrument No. 20071113-0132773, Register's Office for Davidson County, Tennessee, dated November 01, 2007 and recorded on November 13, 2007 and within the same deed the said Gary B. Fisher, Trustee conveyed his interest in the subject property to Sheredrick Edmundson and wife, Evelynne Edmundson

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

1. 2018 Davidson County taxes which have been prorated by the parties subsequent taxes are assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20060718-0086560, 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 11588, Page 484; Book 1669, Page 376; Instrument Number 20010308-0021946; Instrument Number 20010504-0046260; Instrument Number 20030527-0071168; Amended to Supplementary Declaration adding Section Nine filed in Instrument Number 20060921-0117120 and Instrument Number 20060724-0089080, 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 of Homeowner's Association of record in Book 11648, Page 660 and amended in Instrument Number 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
5. By-Laws of Homeowner's Association of record in Instrument Number 20010504-0046261 amending Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record in Instrument Number 20031028-0158502 and Instrument Number 20000113-0004777, in the Register's Office for Davidson County, Tennessee.

7. Permanent Easement to Tennessee Telephone Company of record in Instrument Number 20000824-0083643, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4233 Shagbark Trail, 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 30th day of January, 2018.

Sheredrick Edmundson

Evelynne Edmundson

STATE OF TENNESSEE, COUNTY OF Rutherford

On January 30, 2018, before me personally appeared Sheredrick Edmundson and wife, Evelynne Edmundson 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 January 30, 2018.

NOTARY PUBLIC

My Commission Expires: 5/5/2020

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY