Bk 36

WARRANTY DEED

Bill Garrett Davidson County
Batch# 105277 DEEDWARR
06/15/2018 01:16:13 PM 3 pgs
Fees: $18.00 Taxes: $801.05

20180615-0057831

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $216,500.00.

Affiant

Subscribed and sworn to me on June 15, 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 #31625

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	-075-12-0B-097.00-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, Phillip C. Kays, Jr., married, 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. 31 on the Plan of Phase Two-Section Five, Brookside Woods, a Planned Unit Development of record in Plat at Instrument No. 20011011-0110735, 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 Phillip C. Kays Jr., unmarried by Warranty deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20020802-0093038 Register's Office for Davidson County, Tennessee, dated July 30, 2002 and recorded on August 02, 2002.

James Ronald Kays, spouse of Grantor, hereby Joins in on this Conveyance to convey any marital Interest he may have in the subject Property.

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 and paid by Grantor(s); and subsequent taxes are assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20011011-0110735, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 350, Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the Revised P.U.D. Boundary Plan of record in Plat Book 9700, Page 362, Register's Office for Davidson County, Tennessee.
5. Surveyor's Certificate of Correction of record in Book 11346, Page 459, page 460, in the Register's Office for Davidson County, Tennessee.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Book 10444, Page 213, as amended in Book 11103, Page 156 and Book 11453, Page 900, 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.
7. Charter of Brookside Woods Homeowners Association of record in Book 10451, Page 506, in the Register's Office for Davidson County, Tennessee.
8. Conveyance of common areas to HOA of record in Book 11450, Page 112, in the Register's Office for Davidson County, Tennessee.
9. Deed of Conveyance to Metro Government for sanitary sewer of record in Book 11497, Page 577, in the Register's Office for Davidson County, Tennessee.
10. Easement to First Suburban Water Utility District of record in Book 5609, Page 627, in the Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11125, Page 436, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 421 Jameswood Court, Hermitage, TN 37076-5717.

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 15th day of June, 2018.

Phillip C. Kays, Jr.

James Ronald Kays

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILSON

On June 15, 2018, before me personally appeared Phillip C. Kays, Jr. and James Ronald Kays 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 they executed the same as their free act and deed.

Witness my hand and official seal on June 15, 2018.

NOTARY PUBLIC

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/19/19