Book 36

Bill Garrett Davidson County
Batch# 120619 DEEDWARR
07/25/2018 01:25:31 PM 3 pgs
Fees: $18.00 Taxes: $962.00

20180725-0072598

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to me on July 24, 2018.

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31758

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	-172-04-0A-112.00-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, Jason L. Gosselin a/k/a Jason Gosselin, 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. 42 on the Plan of Highlands of Brentwood (formerly Brentwood Highlands) Phase Three of record in Plat at Instrument No. 20010920-0101749, 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 Jason Givens, a single person by Warranty deed from Jonathan Brooks and Franklin Carver, as tenants in common with rights of survivorship of record in Instrument No. 20121210-0113274 Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 10, 2012. The said Jason Givens has since married and is now known as Jason Lee Gosselin a/k/a Jason Gosselin. Trevor Gosselin, spouse of Jason Gosselin does not join in this conveyance as the subject property is not now nor has it ever been used as his primary residence.

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. All matters shown on the Plan of record in Instrument 200109200101749, as revised in Instrument 200602220020873, 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 11189, Page 612, Book 11356, page 815, Book 11629, page 906 and Instruments 200207220087704 and 200211210144877, 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. HOA Charter in Book 11595, page 872, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer and/or storm drainage and temporary construction easement in Book 7461, page 805, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress in Book 11189, page 612, Register's Office for Davidson County, Tennessee.
7. Easement for BellSouth in Book 11608, page 467, Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed for open space in Book 11629, page 909 and Instrument 200004070035205, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1493 Timber Ridge Circle, Nashville, TN 37211.

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 24th day of July, 2018.

Jason L Gosselin a/k/a Jason Gosselin, by [illegible] Attorney-in-Fact
Jason L. Gosselin a/k/a Jason Gosselin
By: Laura Mitchell, Attorney In Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 24, 2018, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jason Lee Gosselin a/k/a Jason Gosselin, as his Attorney in Fact, as the free act and deed of the within named Jason Lee Gosselin a/k/a Jason Gosselin.

Witness my hand and official seal on July 24, 2018.

NOTARY PUBLIC

My Commission Expires:

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021