B0436

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $296,900.00. Affiant Subscribed and sworn to me on August 17, 2018. NOTARY PUBLIC My Commission Expires: 4-7-21

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 #31624

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	-098-13-0A-082.00-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, Zhang Hong, unmarried, hereinafter called **"GRANTOR,"** has 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:

Bill Garrett Davidson County
Batch# 130992 **DEEDWARR**
08/20/2018 01:51:33 PM 3 pgs
Fees: $18.00 Taxes: $1,098.53

20180820-0082396

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development of record in Plat Book 9700, Page 859, 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 Zhang Hong by Warranty deed from Stephen Beck and wife, Tamra E. Beck of record in Instrument No. 20140310-0019665 Register's Office for Davidson County, Tennessee, dated March 06, 2014 and recorded on March 10, 2014.

Subject property has not now nor ever been the primary residence of the Grantor.

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

1. 2018 Davidson and Hermitage 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 in Plat Book 9700, Page 859, 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 10290, Page 1, Book 10330, page 782, Book 10537, page 110, Book 10659, page 528, Book 11394, page 73, Instrument No. 200006280064247 and Instrument No. 200006280064249, 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 HOA of record in Instrument Number 200006070056879 and Deed New Hoper Point record in Instrument No. 200006070056680, in the Register's Office for Davidson County, Tennessee.
5. Boundary Plat of record in Book 9700, Page 275 and Corrected in Instrument No. 20010531-0056257, in the Register's Office for Davidson County, Tennessee.
6. Deed to HOA of record in Instrument Number 200006070056880, in the Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 3911, Page 875, in the Register's Office for Davidson County, Tennessee.
8. By Laws of record in Instrument Number 20160128-0008367 and 20080623-0064598, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 212 Cadey Cove, Hermitage, TN 37076-3676.

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 GRANTOR 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 17th day of August, 2018.

Zhang Hong by Shaolu McLaren,
Attorney-In-Fact
Zhang Hong
By: Shaolu McLaren, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shaolu * McLaren, 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 Zhang Hong, as her Attorney in Fact, as the free act and deed of the within named Zhang Hong.

Witness my hand and official seal this 17th day of August, 2018.

Notary Public

My Commission Expires: 5.17.21

