Karen Y Johnson Davidson County
Batch# 151544 DEEDWARR
10/15/2018 03:22:08 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20181015-0102122

Bk/36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00.

Affiant

Subscribed and sworn to me on October 12, 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 #31964

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R TN Properties Two, LLC, a Delaware Limited Liability company 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	AH4R TN Properties Two, LLC, a Delaware Limited Liability company 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301 Attn: Tax Department	-141-06-0C-110.00-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, Sharon DeCant and husband, Michael DeCant, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R TN Properties Two, 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. 103 on the Plan of Final Plat, Riverbridge, Phase 2, Section 1, of record in Plat at Instrument No. 20090205-0009854, 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 Sharon DeCant and husband, Michael DeCant by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20100225-0014315 Register's Office for Davidson County, Tennessee, dated February 23, 2010 and recorded on February 25, 2010.

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 PUD Boundary Plat, Riverbridge Development in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of Final Plat, Riverbridge ROW Dedication of record in Instrument No. 20081208-0118318, Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument No. 20030303-0027396, supplemented in Instrument No 20030806-0111893, supplement annexing Phase 2, Sec. 1, in Instrument No. 20090317-0023975, 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
6. Charter of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
7. By-Laws of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed to The Townhomes of Riverbridge HOA of record in Instrument Number 20090317-0023974, in the Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement of record in Instrument Number 20021217-0155374 and Instrument No. 20031106-0163291, in the Register's Office for Davidson County, Tennessee.
10. Easements and rights granted to Comcast of Nashville I, LLC, in Instrument No. 20121114-01014692, Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Public Utilities of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.

12. Deed of Easement by and between CSX Transportation, Inc. and Beazer Homes Corp. of record in Instrument Number 20090508-0042536, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4125 Kinley Court, 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 12th day of October, 2018.

Sharon DeCant

Michael DeCant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 12, 2018, before me personally appeared Sharon DeCant and husband, Michael DeCant 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 October 12, 2018.

NOTARY PUBLIC

My Commission Expires:

4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019