Bk/ 36

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156882 **DEEDWARR**
11/05/2018 03:04:01 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40

20181105-0109675

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,000.00.

Affiant

Subscribed and sworn to me on November 5, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
TODD A. BRICKER
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31996

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	-173-16-0A-197.00-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, Cliff Thompson and Rachel Thompson, husband and wife, 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. 59 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No: 20030213-0020016, corrected in Instrument No: 20030331-0042208, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cliff Thompson and Rachel Thompson, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040301-0022655 Register's Office for Davidson County, Tennessee, dated February 25, 2004 and recorded on March 01, 2004.

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

1. 2018 Davidson County Taxes 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 at Instrument No. 20030213-0020016 and Surveyors Certificate of Correction recorded in Instrument No. 20031120-0169641, and in Instrument No. 20030331-0042208, 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 Instrument Number 20020514-0059176, supplemented in Instrument No. 20050930-0117904, amended in Instrument No. 20030313-0033781 and Instrument No. 20050308-0025065 and Instrument No. 20060828-0105538, Instrument No. 20050930-0117906, Instrument No. 20060828-0105537 and Instrument No. 20090908-0084135 , 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. By-Laws of record in Instrument Number 20030303-0027389 and Instrument No. 20090908-0084136, in the Register's Office for Davidson County, Tennessee.
5. Charter of record in Instrument Number 20030303-0027388 and amended in Instrument No. 20081230-0123265, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed to HOA of record in Instrument Number 20030303-0027387, in the Register's Office for Davidson County, Tennessee.
7. Subject to the flow of any creeks, streams, or branches across subject property.

This property is also known as improved property located at 3145 Hidden Creek Drive, 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 5th day of November, 2018.

Cliff Thompson

Rachel Thompson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 5, 2018, before me personally appeared Cliff Thompson and Rachel Thompson, husband and wife 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 November 5, 2018.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

My Commission Expires: