Karen Y Johnson Davidson County
Batch# 159516 DEEDWARR
11/14/2018 03:05:33 PM 3 pgs
Fees: $18.00 Taxes: $1,022.68
20181114-0112366

B04360

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $276,400.00.

Affiant

Subscribed and sworn to me on November 13, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE 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 #32056

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	172-04-0A-050.00-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, Gregory Gaussa AKA Gregory M. Gaussa, unmarried, 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. 50 on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20000209-0013331, 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 Gregory Gaussa AKA Gregory M. Gaussa by Warranty deed from Kang D. Lee, a married man of record in Instrument No. 20061127-0145933 Register's Office for Davidson County, Tennessee, dated November 10, 2006 and recorded on November 27, 2006.

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

1. 2018 Davidson County which have been 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 6900, Page 238, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record as Instrument Number 20000209-0013331, Register's Office of Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11356, Page 815, as amended in Book 11629, Page 906; Instrument No. 20020722-0087704 and Instrument no. 20021121-0144877, 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.
5. Easements of record in Book 1189, Page 612; Book 7461, Page 805; Book 9700, Page 773 and Book 11608, Page 467, in the Register's Office for Davidson County, Tennessee.
6. By-Laws of record in Book 11356, Page 840, in the Register's Office for Davidson County, Tennessee.
7. Charter of Highlands of Brentwood Homeowners Association, Inc of record in Book 11595, Page 872, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1461 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 9th day of November, 2018.

Gregory Gaussa

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On November 09, 2018 before me, Shanna T. Hemphill, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Gregory Gayssa
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SHANNA T. HEMPHILL
Notary Public – California
Los Angeles County
Commission # 2182149
My Comm. Expires Feb 28, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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