B0436

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 273,000.00.

Affiant

Subscribed and sworn to me on November 16, 2018.

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

June E Rowell

NOTARY PUBLIC

My Commission Expires: 9-7-21

Karen Y Johnson Davidson County
Batch# 162445 DEEDWARR
11/19/2018 03:22:01 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10

20181119-0113883

THIS INSTRUMENT WAS PREPARED BY:
TODD A. BRICKER
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32054

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| AH4R TN Properties Two, LLC,<br>a Delaware Limited Liability company<br>30601 Agoura Road, Ste 200<br>Agoura Hills, CA 91301 | AH4R TN Properties Two, LLC,<br>a Delaware Limited Liability company<br>30601 Agoura Road, Ste 200<br>Agoura Hills, CA 91301<br>Attn: Tax Department | -174-11-0A-536.00-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, Richard N. Denham, married, 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. 115 on the Plan of Cane Ridge Farms- Phase III, Section 1 of record in Plat at Instrument No. 20070703-0079200, 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 Richard N. Denham, a single person by Warranty deed from OLE South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130924-0100282 Register's Office for Davidson County, Tennessee, dated September 19, 2013 and recorded on September 24, 2013.

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

1. 2018 Davidson County taxes 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 as Instrument Number 20070703-0079200, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms, of record in Instrument Number 20000905-0087103, as amended in Instrument Number 20001204-0119093 Instrument Number 20010815-0088370, Instrument Number 20040319-0031603, Instrument Number 20041102-0131848 and Instrument Number 20100526-0040558 and Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms, LLC, of record in Instrument Number 20060112-0004819, Instrument Number 20120524-0045182, as amended in Instrument Number 20101228-0102708, 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 for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument Number 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
5. By-Laws of Cane Ridge Farms Homeowners Association, Inc. attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, in the Register's Office for Davidson County, Tennessee.
6. Conveyance for Open Space to Homeowner's Association of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
7. TVA Right of Way of record in Book 4420, Page 36 and Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.
8. Right of Way to Metro of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
9. Telephone Right of Way of record in Instrument Number 20020123-0009340, in the Register's Office for Davidson County, Tennessee.
10. Storm Water Plan of record in Instrument Number 20070130-0012097 and Instrument No. 20050825-0101604, in the Register's Office for Davidson County, Tennessee.
11. Right of Way of record in Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
12. Easement to United Telephone Company of record in Instrument Number 20060927-0119247, in the Register's Office for Davidson County, Tennessee.
13. Rule Regarding Working Capital Contribution for HOA of record in Instrument Number 20160601-0055259, in the Register's Office for Davidson County, Tennessee.
14. Notice of hold of Building Permits of record in Instrument Number 20100218-0012636 and Amended Instrument No. 20100426-0031357, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2024 Leefield 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 16th day of November, 2018.

**Richard N. Denham**

**Caitlin Denham, spouse of Richard N. Denham joins in this conveyance to convey any marital interest she may have in subject property.**

**STATE OF TENNESSEE, COUNTY OF WILLIAMSON**

On November 16, 2018, before me personally appeared Richard N. Denham and Caitlin Denham to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 16, 2018.

NOTARY PUBLIC

My Commission Expires: 5/6/2019