B04 36

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169168 **DEEDWARR**
11/30/2018 02:44:28 PM 3 pgs
Fees: $18.00 Taxes: $1,004.55

20181130-0117131

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $271,500.00.

Affiant

Subscribed and sworn to me on November 29, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 17, 2021

THIS INSTRUMENT WAS PREPARED BY:
TODD A. BRICKER
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32061

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	-174-11-0A-373.00-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, Jeffrey Mayes and wife, Renee Mayes, 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. 290 on the Plan of Final Plat Cane Ridge Farms, Phase Six, Section One of record in Plat at Instrument No. 20050209-0015098, 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 Jeffrey Mayes and wife, Renee Mayes by Warranty deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20060522-0059948 Register's Office for Davidson County, Tennessee, dated May 17, 2006 and recorded on May 22, 2006.

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 20050209-0015098, Register's Office of 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 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, 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 HOA of record in Instrument Number 20010816-0088852 and amended in Instrument 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
5. By-laws in Instrument 20000905-0087103, Register's Office for Davidson County, Tennessee.
6. Conveyance of common areas in Instrument 20000905-0087103, Register's Office for Davidson County, Tennessee.
7. Easement for Transmission Lines in Book 4428, page 565, Register's Office for Davidson County, Tennessee.
8. Easement for Utilities in Book 5078, page 476, Register's Office for Davidson County, Tennessee.
9. Easement conveyed to United Telephone Co. in Instrument 20020123-0009340, Register's Office for Davidson County, Tennessee.
10. Conveyance of Common Areas of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
11. Cane Ridge Farms Homeowners Association, Inc Rule Regarding Working Capital Contribution of record in Instrument Number 20160601-0055259, in the Register's Office for Davidson County, Tennessee.
12. Subject to Amendment of Restrictions of record in Instrument Number 20041102-0131848, in the Register's Office for Davidson County, Tennessee.
13. Grant of Transmission Line Easement of record in Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2549 Kanlow 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 29th day of November, 2018.

Jeffrey Mayes

Renee Mayes

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On November 29, 2018, before me personally appeared Jeffrey Mayes and wife, Renee Mayes 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 29, 2018.

NOTARY PUBLIC

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

My Commission Expires: