Karen Y Johnson Davidson County
Batch# 169981 DEEDWARR
12/04/2018 01:56:33 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20181204-0118302

B04 36

WARRANTY DEED

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 December 4, 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 #32113

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	-126-15-0B-184.00-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, Ashley Carlisle Pigg, single woman, 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. 16 on the Plan of Section Two, Lexington Point Subdivision of record in Plat at Instrument No. 20010515-0049954, as corrected by Surveyor's Certificate of Correction of record by Instrument No. 20011214-0138239, 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 Ashley Carlisle Pigg, single woman by Warranty deed from Terry Pigg and wife Catherine Pigg of record in Instrument No. 20150918-0095075 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 18, 2015. The undersigned Ashley Pigg and Ashley Carlisle Pigg are one and the same person.

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 200105150049954, Register's Office of Davidson County, Tennessee.
3. Surveyor's Certificate of Correction to Final Plat, Section Two Lexington Point of record in Instrument Number 20011214-0138239, in the Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445, supplement at 20010522-0052909, re-recorded at 20020214-0019754 and supplement at 20020219-0021061, 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. Charter for HOA in Instrument 20001020-0104424, Register's Office for Davidson County, Tennessee
6. By-Laws of record in Instrument Number 20150220-0014706, in the Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress for vehicular purposes in Book 11669, page 837, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 8229 Boone Trace, 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 4th day of December, 2018.

Ashley Carlisle Pigg

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On December 4, 2018, before me personally appeared Ashley Carlisle Pigg, single woman 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 December 4, 2018.

NOTARY PUBLIC

My Commission Expires:

