Karen
Batch# 172664 DEEDWARR
12/11/2018 01:47:28 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20181211-0120583

Bk/36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,000.00.

Affiant

Subscribed and sworn to me on December 10, 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 #32125

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	-075-11-0A-074.00-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, Scott Rattray, and wife, Chel Rattray, 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. 69 on the Plan of Heritage Meadows, Phase Three of record in Plat Book 9700, Page 984, 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 Scott Rattray, and wife, Chel Rattray by Warranty deed from Fred R. Wiseman and wife, Kimberly J. Wiseman of record in Instrument No. 20050516-0054793 Register's Office for Davidson County, Tennessee, dated May 13, 2005 and recorded on May 16, 2005.

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

1. 2018 Davidson County taxes which have been prorated by the parties and 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 9700, Page 984, Register's Office for Davidson County, Tennessee.
3. PUD Boundary Plat of record in Book 9700, Page 88, 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 Book 10337, Page 102 and amended in Instrument No. 20000313-0025560 and amended in Instrument No. 20020624-0075432, 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. By-Laws of record in Book 10337, Page 123, Register's Office for Davidson, County, Tennessee.
6. Charter for Heritage Meadows HOA of record in Book 11114, Page 771, in the Register's Office for Davidson County, Tennessee.
7. Sewer easement of record in Book 11497, Page 601, in the Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed to HOA of record in Instrument Number 20090115-0003848, in the Register's Office for Davidson County, Tennessee.
9. Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7404, Page 562, in the Register's Office for Davidson County, Tennessee.
10. Easement to First Suburban Water Utility District of record in Book 6838, Page 485, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1444 Stoner Ridge, Hermitage, TN 37076.

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 10th day of December, 2018.

Scott Rattray,

Chel Rattray

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 10, 2018, before me personally appeared Scott Rattray, and wife, Chel Rattray 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 10, 2018.

NOTARY PUBLIC

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY