B04 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 281,000.00.

Affiant

Subscribed and sworn to me on December 13, 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

Karen Y Johnson Davidson County
DEEDWARR
Batch# 174007 3 pgs
12/13/2018 03:44:58 PM
Fees: $18.00 Taxes: $1,039.70
20181213-0121566

THIS INSTRUMENT WAS PREPARED BY:
TODD A. BRICKER
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32135

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	173-11-0A-080.00-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, Christopher R. Capitani, 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. 59 on the Plan of Section Three, Stanford Village of record in Plat at Instrument No. 20011217-0139079, 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 Christopher R. Capitani, unmarried by Warranty deed from Christopher Crowder is also known as Christopher R. Crowder and wife, LaToya Crowder of record in Instrument No. 20070622-0074822 Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 22, 2007.

Being also known as 904 Springs Hill Way Antioch, Tennessee 37013.

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 as Instrument Number 20011217-0139079, 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 20000203-0011283, Instrument No. 20000228-0019107, amended and restated in Instrument No. 20000301-0020280, supplemented in Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, 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. By-Laws of record in Instrument Number 20000217-0016311, in the Register's Office for Davidson County, Tennessee.
5. Charter for HOA of record in Instrument Number 20000217-0016310, in the Register's Office for Davidson County, Tennessee.
6. Deed of common areas to HOA of record in Instrument Number 20040422-0045792, in the Register's Office for Davidson County, Tennessee.
7. Sanitary Sewer Easement of record in Book 9466, Page 794, and Book 11517, Page 992, in the Register's Office for Davidson County, Tennessee.
8. Agreement for Flood Plains of record in Book 11493, Page 254, in the Register's Office for Davidson County, Tennessee.
9. Easement to Consolidated Gulf Transmission Co. of record in Book 4218, Page 425 and Book 4229, Page 43, in the Register's Office for Davidson County, Tennessee.
10. Gulf Interstate Gas Transmission Line of record in Book 2590, Page 545, in the Register's Office for Davidson County, Tennessee.
11. Right of Way Easement for sanitary sewer lines of record in Book 11263, Page 503, in the Register's Office for Davidson County, Tennessee.
12. Right of Way to Davidson County of record in Book 2739, Page 637 and Book 2740, Page 181, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 904 Springs Hill Way, 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 13th day of December, 2018.

Christopher R. Capitani

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 13, 2018, before me personally appeared Christopher R. Capitani 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 13, 2018.

NOTARY PUBLIC

My Commission Expires: 9/20/2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY