Davidson County
Batch# 176058 DEEDWARR
12/19/2018 01:35:02 PM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20181219-0123390

B04736

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 284,000.00.

Affiant

Subscribed and sworn to me on December 18, 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 #32143

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-135.00-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, Barbara L. Coleman and Mark D. Coleman, wife and husband, 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. 99 on the Plan of Phase Four-B, Heritage Meadows of record in Plat at Instrument No. 20031111-0164698, 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 Barbara L. Coleman and Mark D. Coleman, wife and husband by Warranty deed from Linda L. French and Alice French, as joint tenants of record in Instrument No. 20170330-0031298 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 30, 2017.

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 88, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of record in Instrument 200311110164698, 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, 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. Declaration of Annexation of record in Instrument 200404190044083, Register's Office for Davidson County, Tennessee.
6. By-Laws of record in Book 10337, page 123, Register's Office for Davidson County, Tennessee.
7. Charter of record in Book 11114, page 771, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument 200311060163196, Register's Office for Davidson County, Tennessee.
9. Quitclaim Deed for Open Space of record in Instrument 20090115-0003847, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 6838, Page 485, in the Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 9803, Page 670, in the Register's Office for Davidson County, Tennessee.
12. Restrictions of record as Instrument Number 20120816-0073481 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property is also known as improved property located at 4272 Rachel Donelson Pass, 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 14th day of December, 2018.

Barbara L. Coleman

Mark D. Coleman

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On December 14, 2018, before me personally appeared Barbara L. Coleman and Mark D. Coleman 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 14, 2018.

NOTARY PUBLIC

My Commission Expires: 09/10/2022

BRITTNEY PATRICK
Notary Public
STATE OF TEXAS
My Comm. Exp. 09/10/2022
ID# 131716482