County
Batch# 176060 DEEDWARR
12/19/2018 01:36:51 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20181219-0123391

B0936

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 19, 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 #32145

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	-173-16-0A-226.00-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, Jerry Jones, 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. 199 on the Plan of Final Plat of Hidden Creek (a Cluster Lot Subdivision), Phase 3, Section 2 of record in Plat at Instrument No. 20050714-0081683, 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 Jerry Jones and Annie Jones, husband and wife by Warranty deed from Mark A. Munson, a married man of record in Instrument No. 20160909-0095146 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on September 09, 2016. The said Annie Jones having since died and leaving property solely vested in Jerry Jones.

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

1. 2018 Davidson County 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 20050714-0081683, 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 20020514-0059176, amended in Instrument No. 20030313-0033781 and Instrument No. 20050308-0025065, supplement at Instrument No. 20050930-0117904, Instrument No. 20050930-0117906; Instrument No. 20060828-0105537 and Instrument No. 20060828-0105538 and amended at Instrument No. 20090908-0084136, 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 20030303-0027389 and amended Instrument No. 20090908-0084136, in the Register's Office for Davidson County, Tennessee.
5. Charter of Homeowners Association of record in Instrument Number 20030303-0027388 and Instrument No. 20081230-0123265, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed to Homeowners Association of record in Instrument Number 20050930-0117905, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3468 Chandler Cove 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 19th day of December, 2018.

Jerry Jones

Jerry Jones

STATE OF TENNESSEE, COUNTY OF SUMNER

On December 19, 2018, before me personally appeared Jerry Jones 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 19, 2018.

NOTARY PUBLIC

My Commission Expires: 03/24/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY