Karen Johnson Davidson County
Batch# 313784 DEEDWARRSP
11/08/2019 02:19:30 PM 5 pgs
Fees: $28.00 Taxes: $3,922.00
20191108-0115785

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

32342-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
AMH TN Development, LLC, a Delaware limited liability company 30601 Agoura Rd, Suite 200 Agoura Hills, CA 91301	New Owner	13600006500

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **McKiss, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **AMH TN Development, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> BEING all of the same property conveyed to McKiss, LLC, a Tennessee limited liability company by deed dated January 5, 2018 from George Albert Fox, Successor Trustee of the Margaret E. Neal Revocable Living Trust UAD January 15, 1998, recorded as Instrument No. 20180109-0002862, Register's Office for Davidson County, Tennessee.
>
> THIS property known as 3612 Butler Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signature page to follow]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 8th day of November, 2019.

McKiss, LLC, a Tennessee limited liability company

By: _____
Eric Johnson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Eric Johnson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of **McKiss, LLC**, a Tennessee limited liability company, the within-named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **McKiss, LLC**, by himself as such President.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of November, 2019.

_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,060,000.00.

_____
Affiant

Subscribed and sworn to before me this
8th day of November, 2019.

_____
Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

A tract of land in the 29th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the North and West by the United States of America, on the East by Butler Road and on the South by Harold Johnson Subdivision and being more particularly described according to a survey prepared by James Terry & Associates, Job Number 2017-647, dated December 21, 2017 and proceeding as follows:

BEGINNING at an iron rod (new) on the West right-of-way line of Butler Road, a 50-Foot public right-of-way, at a southeast property corner of a tract of land conveyed to United States of America, J. Percy Priest Dam and Reservoir, Tract No. 747 as of record in Book 3909, Page 361, Register's Office for Davidson County, Tennessee; said iron rod being the northeast property corner of the herein described tract; thence,

with the West right-of-way line of Butler Road, South 08 degrees 44 minutes 43 seconds West, 946.45 feet to an iron rod (new); thence,

in a southeastwardly direction with a curve to the left having a radius of 458.80 feet, a central angle of 14 degrees 36 minutes 34 seconds, for an arc length of 116.98 feet to an iron rod (new) at the most northerly property corner of Lot No. 1 as shown on the Final Plat of Harold Johnson Subdivision as of record in Plat Book 5210, Page 194, Register's Office for Davidson County, Tennessee; said curve has a chord bearing and distance of South 00 degrees 36 minutes 38 seconds East, 116.67 feet; thence,

leaving the west right-of-way line of Butler Road, and with the North property line of said Lot No. 1, South 18 degrees 28 minutes 10 seconds West, 114.21 feet to an iron rod (set); thence,

continuing with the North property line of said Lot No. 1 and with the North property line of Lot No. 2, said Harold Johnson Subdivision in part, North 80 degrees 54 minutes 46 seconds West, 846.67 feet to a Corp of Engineers concrete monument (found) at a southeast property corner of the aforementioned United States of America property, J. Percy Priest Dam and Reservoir; thence,

with the East property line of said United States of America property, J. Percy Priest Dam and Reservoir, North 30 degrees 43 minutes 19 seconds East, 963.31 feet to a Corp of Engineers iron rod (found); thence,

North 26 degrees 54 minutes 19 seconds East, 293.56 feet to an iron rod (new); thence,

South 80 degrees 47 minutes 41 seconds East, 395.00 feet to the point of beginning, as calculated by the above courses and distances which were within the precision requirements of an ALTA/NSPS Land Title Survey of 2016.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel No. 13600006500. Taxes for the year 2019 were paid by Seller at closing and prorated between the parties.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4986, Page 184, Register's Office for Davidson County, Tennessee.

4. Right-of-Way Deed to Davidson County, Tennessee, of record in Book 2158, Page 286, said Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20181002-0097829, said Register's Office.

6. Subject to the flow of East Hamilton Creek.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023