WARRANTY DEED

Karen Johnson Davidson County
Batch# 365393 DEEDWARR
02/28/2020 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $2,638.10
20200228-0022651

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $713,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-16-2022
(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 19-102036

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
AMH TN Development, LLC	AMH TN Development, LLC	098-00-0-147.00 and 098-00-0-148.00
(NAME) 30601 Agoura Road, Suite 200	(NAME) 30601 Agoura Road, Suite 200	
(ADDRESS) Agoura Hills, CA 91301	(ADDRESS) Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thousand And No/100 Dollars ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
LARRY HOUSTON HAGAR AND RONALD E. HAGAR AND SYLVIA E. HIX,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
AMH TN DEVELOPMENT, LLC,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in the 13th Civil District (formerly 4,h District) of Davidson County, being Tract #18 on unrecorded survey of John D. McCormick, Engr. Of Hermitage, TN dated September 1975, now shown on tax records as Map 98, Parcel 147, and more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of New Hope Rd., said point being the Southwest corner of tract #17 on above referenced survey, conveyed to James Henderson Hagar; thence South 88 deg. 06'

East 957.09 feet to an iron pin; thence South 87 deg. 56' East 1,099.26 feet to an iron pin in the westerly margin of the Madge Lee Self land, of record in Book 4250, Page 226, Register's Office for Davidson County; thence South 5 deg. 46' West 160 feet along the center line of a 20 foot abandoned road, to an iron pin in said Madge Lee Hagar Self westerly line; thence North 86 deg. 22' West 1,097.23 feet to an iron pin; thence North 86 deg. 30' West 872.64 feet (this footage erroneously omitted from prior deed) to an iron pin in the easterly margin of New Hope road, said pin being in a curve of said road; thence along said curve in a northwesterly direction along the margin of said road 25.42 feet of radius 741.20' to an iron pin; thence North 37 deg. 08' West 104.58 feet along the easterly margin of said road to the point of beginning, containing 6.15 acres more or less.

Being the same property conveyed to Ronald E. Hagar, Sylvia E. Hix, and Larry Houston Hagar by Executor's Quitclaim Deed from Peggy J. Hagar and Larry H. Hagar, Co-Executors of the Last Will and Testament of H. Houston Hagar of record in Instrument Number 20140319-0022679, Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on March 19, 2014.

TRACT II:

Land in the 13th Civil District (formerly 4th District) of Davidson County, being Tract #19 on unrecorded survey of John D. McCormick, Engr. of Hermitage, TN dated September 1975, now shown on tax records as Map 98, Parcel 148, and more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of New Hope Rd., said point being the Southwest corner of tract #18 on above referenced survey, conveyed to Hilda Hagar Barnes; thence South 86 deg. 30' East 872.64 feet to an iron pin; thence continuing along the southerly boundary of said tract No.18, South 86 deg. 22' East 1,097.23 feet to an iron pin in the westerly margin of the Madge Lee Hagar Self land, of record in Book 4250, Page 226, Register's Office for Davidson County; said point being in the center line of a 20 foot wide road, and said point being 3 feet north of the Southwest corner concrete monument marking the said Madge Lee Hagar Self lands; thence along the center of said abandoned 20 foot wide road South 5 deg. 46' West 170 feet to an iron pin, being the Northeast corner of the R. E. Hooper property, of record Book 4829, Page 815, Register's Office for Davidson County; thence 85 deg. 06' West 1,787.80 (the first 1,095 feet of same being along and near the southerly margin of a small stream, and the remaining 692.80 feet of same being along an existing fence) feet to an iron pin; said point being the Northwest corner of the R. E. Hooper property above mentioned; thence South 3 deg. 40' West 10 feet to an iron pin in the westerly margin of said R. E. Hooper lands; thence North 83 deg. 45' West with the center line of an abandoned 20 foot roadway 89.10 feet to an iron pin in the easterly margin of New Hope Road, said pin being in a curve in said road; thence along said curve in a northwesterly direction and with the easterly margin of New Hope Road 160 feet of radius 741.20' to the point of beginning, containing 6.68 acres, more or less.

Being the same property conveyed to Ronald E. Hagar, Sylvia E. Hix, and Larry Houston Hagar by Executor's Quitclaim Deed from Peggy J. Hagar and Larry H. Hagar, Co-Executors of the Last Will and Testament of H. Houston Hagar of record in Instrument Number 20140319-0022677, Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on March 19, 2014.

Being also known as 0 S. New Hope Road, Hermitage, Tennessee 37076.

unimproved ☒
This is ☐ property, known as 0 S. New Hope Road, Hermitage, TN 37076
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 28 day of February, 2020.

Larry Houston Hagar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of February 2020, before me personally appeared Larry Houston Hagar, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

KELLY GREENE ELROD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-16-2020

Notary Public
My Commission Expires: 8-16-2020

Ronald E. Hagar by attorney in fact Larry Houston Hagar

Ronald E. Hagar, by Attorney-in-Fact Larry Houston Hagar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of February, 2020, before me personally appeared Larry Houton Hagar as Attorney-in-fact for Ronald E. Hagar, to me known to be the person described in and who executed the foregoing instrument on behalf of Ronald E. Hagar, and acknowledged that such person executed the same as such person's free act and deed.

KELLY GREENE ELROD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-16-2020

Notary Public
My Commission Expires: 8-16-2020

Sylvia E. Hix

Sylvia E. Hix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of February 2020, before me personally appeared Sylvia E. Hix, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

KELLY GREENE ELROD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-16-2020

Notary Public
8-16-2020

True Copy Certification

I, Brianna Bartelsmeyer Turner, do hereby make oath that I am a licensed attorney and/or 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020