SPECIAL WARRANTY DEED

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danielle Wilson	Danielle Wilson	141070B03900CO
(NAME)	(NAME)	
6904 Somerset Farms Circle	6904 Somerset Farms Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AH4R-TN3, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Danielle Wilson, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 106, on the plan of , SOMERSET FARMS, Section Two, a Planned Unit Development, as shown on plat of record in Book 7900, Page 671, and Surveyor's Certificate of Correction in Book 9353, Page 237, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to AH4R-TN 3, LLC, a Delaware Limited Liability Company by Warranty Deed from Ebrahim E. Abdelkader and wife, and Yvette Mack, dated 09/15/2016 and recorded 09/16/2016, of record in Instrument 201609160097805, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Book 7900, Page 671 and Surveyor's Certificate of Correction recorded in Book 9353, Page 237, the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 8556, Page 11, Supplement and Amendment to the Declaration for Somerset Farms, a Planned Unit Development recorded in Book 9383, Page 526, and re-recorded in Book 9662, Page 869, Register's Office for Davidson County, Tennessee; Easement recorded in Book 85, Page 256, and Book 735, Page 252, Decree of recorded in Book 3314, Page 23, Register's Office for Davidson County, Tennessee; Agreement to the Dedication of Sewer Line Easement recorded in Book 9731, Page 142, Register's Office for Davidson County, Tennessee; Articles of Incorporation of Somerset Farms Condominiums Homeowner's Association, Inc. of record in Book 7382, Page 225, amendment to the Charter of record in Book 8235, Page 521, and Book 8584, Page 20 register's office for Davidson county, Tennessee.

Karen Johnson Davidson County
Batch# 373698 DEEDWARRSP
03/17/2020 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,121.10
20200317-0029522

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6904 Somerset Farms Circle, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 13th day of March, 2020.

AH4R-TN3, LLC
a Delaware Limited Liability

By: Helen Cho, Assistant Vice President

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 3/12/2020 before me, Lisa Jensen - Notary Public
(insert name and title of the officer)

personally appeared Helen Cho
, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LISA JENSEN
Notary Public - California
Los Angeles County
Commission # 2251618
My Comm. Expires Jul 29, 2022

Signature _____ (Seal)

True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith 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: 9-7-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021