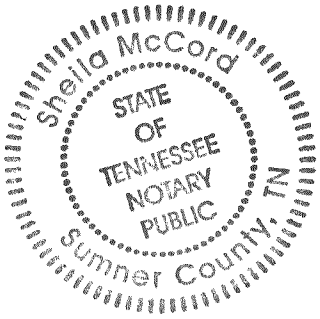
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2020..

Notary Public

MY COMMISSION EXPIRES: 5/1/23

(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
AH4R TN Properties Two, LLC	AH4R TN Properties Two, LLC	182060A39300CO
(NAME) 30601 Agoura Road #200	(NAME) 30601 Agoura Road #200	Karen Johnson Davidson County Batch# 505101 DEEDWARR 10/30/2020 10:36:30 AM 3 pgs Fees: $18.00 Taxes: $1,137.75 20201030-0126716
(ADDRESS) Agoura Hills, CA 91301	(ADDRESS) Agoura Hills, CA 91301	
(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 **Miguel A. Juarez Maturano and Lucia Castor Lara, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **AH4R TN Properties Two, LLC, a Delaware Limited Liability Company**, 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:

Being all of Lot No. 330, on the plan of Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, according to Plat and survey appearing of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Miguel A. Juarez Maturano and Lucia Castor Lara, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 09/27/2012 and recorded 10/03/2012, of record in Instrument 201210030090175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2020 have been paid, prorated as of the day of closing, and assumed by the Grantee herein; Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200705160058484, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200201160006750, Instrument 201512290130686, and amended restrictions recorded in Instrument 201011160091730, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200010300107214, Instrument 200302260025749, Instrument 200103060021333, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 200201230009339. Register's Office for Davidson County, Tennessee; Charter of Old Hickory Hills Homeowners Association record in Instrument 200201230009417, Instrument 200812190121385, Register's Office for Davidson County, Tennessee.

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 ☒ 9048 Ristau Drive, Antioch, TN 37013

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of October, 2020..

Miguel A. Juarez Maturano

Miguel A. Juarez Maturano

Lucia Castor Lara

Lucia Castor Lara

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miguel A. Juarez Maturano and Lucia Castor Lara, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of October, 2020.

Notary Public:

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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

202010300126716

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

