Karen Johnson Davidson County
Batch# 515933 DEEDWARR
11/13/2020 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20201113-0134175

WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOV 2020.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(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	063 16 0A 032.00
(NAME)	(NAME)	
30601 Agoura Road #200	30601 Agoura Road #200	
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	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 **Tyler Anton and Jamie Leigh Anton, 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:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Hampton Park, (formerly Chitwood Downs) of record in Plat Book 6900, Pages 550, 551 and 552, Certificate of Correction of record in Book 7462, Page 445, amended in Book 8110, Page 401 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler Anton, unmarried man by Warranty Deed from Lindsey Winters, married, dated 01/17/2019 and recorded 01/28/2019, of record in Instrument 201901280008077, Register's Office for Davidson County, Tennessee. Tyler Anton having since married.

Jamie Leigh Anton, spouse of Tyler Anton, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property described above.

This conveyance is subject to the following: Taxes for 2020 have been paid and prorated as of the day of closing and assumed by the Grantee herein. All subsequent years, a lien not yet due and payable; Boundary Plat of record in Plat Book 6900, Page 405, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 6900, Page 550, 551 and 552, Certificate of Correction of record in Book 7462, Page 445, amended in Book 8110, Page 401 and Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852, First Amendment recorded as Book 7451, Page 739, Second Amendment recorded as Book 8336, Page 393, Register's Office for Davidson County, Tennessee; Easement for Flowage of as recorded in Book 2247, Page 75, Register's Office for Davidson County, Tennessee; Easement of record in Book 7460, Page 930, Book 7489, Page 515 and Book 8739, Page 991, Register's Office for Davidson County, Tennessee; Easement for Public Utilities of record in Book 8007, Page 235 and Book 8657, Page 179, Register's Office for Davidson County,

Tennessee; Charter of Chitwood Downs Homeowners Association of record in Book 7431, Page 204, Register's Office for Davidson County, Tennessee; Charter of Hampton Park Homeowners Association Book 8517, Page 762 and Articles of Amendment to the Hampton Park Homeowners Association recorded as Book 8833, Page 216, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Hampton Park Homeowners Association (Chitwood Downs Homeowners Association) recorded as Book 8207, Page 276, and Book 8951, Page 797, 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 ☒ 649 Granwood Boulevard, Old Hickory, TN 37138

(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 12 day of November, 2020.

Tyler Anton

Jamie Leigh Anton

Jamie Leigh Anton

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 Tyler Anton and Jamie Leigh Anton, 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 12th day of November, 2020.

Notary Public:
My Commission Expires: 12/6/21

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

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

