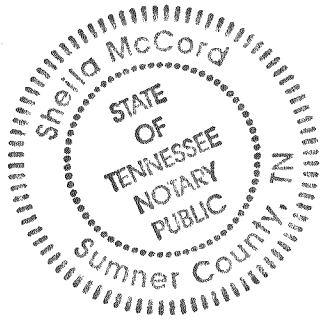
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 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	064080A09400CO
(NAME) 23975 Park Sorrento, 3rd Floor	(NAME) 23975 Park Sorrento, 3rd Floor	Karen Johnson Davidson County Batch# 531349 DEEDWARR 12/11/2020 02:36:30 PM 3 pgs Fees: $18.00 Taxes: $1,282.05 20201211-0145838
(ADDRESS) Calabasas, CA 91302	(ADDRESS) Calabasas, CA 91302	
(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 **Braden B. Kane III and Amanda Kane, 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. 56, on the Plan of Section Three, Merritt Downs, as shown on Plat of record in Instrument No. 20040629-0076758, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Braden B. Kane, III and Amanda Kane, husband and wife by Warranty Deed from Darian L. Hogue-Stephens and husband, John Stephens, dated 01/30/2015 and recorded 02/03/2015, of record in Instrument 201502030009965, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 200 have been paid and prorated as of the day of closing, and assumed by the Grantee herein, taxes for the year 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200406290076758, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200106040057881, and amended restrictions recorded in Instrument 200107020069864, Instrument 200407160085315, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage including terms and conditions thereof as recorded in Instrument 200012080121300, in the Register's Office for Davidson County, Tennessee; Charter of Merritt Downs Homeowners Association, Inc of record in Instrument 200106080060785, Instrument 200111270129417, Register's Office for Davidson County, Tennessee; Quitclaim Deed conveys to Merritt Downs Homeowners Association, Inc of record in Instrument 200407160085316, Register's Office for Davidson County, Tennessee; By-laws of Merritt Downs Homeowners Association, Inc record in Instrument 200106080060786, 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 ☒ 1837 Woodland Farms Court, 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 4 day of December, 2020.

Braden B. Kane III

Amanda Kane

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 Braden B. Kane III and Amanda Kane, 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 7th day of December, 2020.

Notary Public:
My Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

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

202012110145838

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

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY