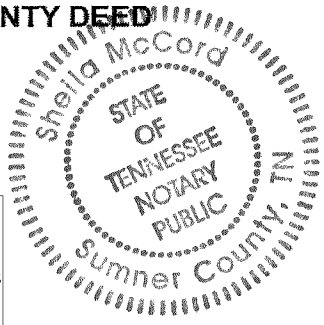
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 535183 DEEDWARR
12/16/2020 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,011.95
20201216-0148413

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	173 11 0A 069.00
(NAME)	(NAME)	
23975 Park Sorrento, 3rd Floor	23975 Park Sorrento, 3rd Floor	
(ADDRESS)	(ADDRESS)	
Calabasas, CA 91302	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 **Heather McGovern and Jason C. McGovern, wife and husband**, 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. 48 on the Plan of Section Two, Stanford Village, of record as Instrument No. 20010226-0017614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Heather McGovern and Jason C. McGovern, wife and husband by Warranty Deed from Hector Perez, unmarried, dated 06/19/2015 and recorded 06/30/2015, of record in Instrument 201506300063206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 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 200102260017614, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200002280019107, Instrument 200003010020280, Instrument 200103190026310, Instrument 200201230009420, and Instrument 200411080134204, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 2590, Page 545, Register's Office for Davidson County, Tennessee; Right of Way Easement as recorded in Book 2739, Page 637 and Book 2740, Page 181, Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement as recorded in Book 9466, Page 794, as re-recorded in Book 4229, Page 43, Register's Office for Davidson County, Tennessee; Right of Way Easement as recorded in Book 11263, Page 506, Register's Office for Davidson County, Tennessee; Right of Way Agreement Easement of record Book 4218, Page 425, Register's Office for Davidson County, Tennessee; Agreement Regarding Use of Property for Flood Plain Calculations of record in Book 11493, Page 254, Register's Office for Davidson County, Tennessee; Corporation of record in Book 9922, Page 901, Register's Office for Davidson County, Tennessee; Corporate Resolution of record in Book 10079, Page 172, Register's Office for Davidson County, Tennessee; By-

laws of Stanford Village Homeowners Association of record in Instrument 200002170016311, Register's Office for Davidson County, Tennessee; Quit Claim Deed to Stanford Village Homeowners Association Inc of record in Instrument 200404220045791, Register's Office for Davidson County, Tennessee; Charter of Stanford Village Homeowners Association of record in Instrument 200002170016310, 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 ☒ 701 Kelsey Court, 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 10 day of December, 2020.

Heather McGovern

Jason C. McGovern

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather McGovern and Jason C. McGovern, 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 10th day of December, 2020.

Notary Public:
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

202012160148413

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