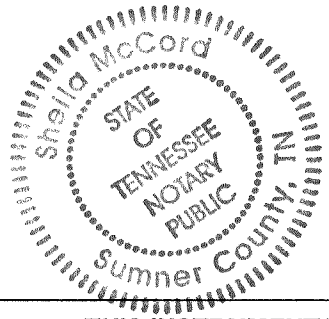
Karen Johnson Davidson County
Batch# 546291 DEEDWARR
01/05/2021 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,209.90
20210105-0001306

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 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	097020A50000CO
(NAME)	(NAME)	
23975 Park Sorrento, Ste #300	23975 Park Sorrento, Ste #300	
(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, **Matthew T. Swan and Daley Gold, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 500 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew T. Swan, a single man by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee corporation, dated 10/21/2016 and recorded 10/25/2016, of record in Instrument 201610250112656, Register's Office for Davidson County, Tennessee. Matthew T. Swan having since married.

Daley Gold, spouse of Matthew T. Swan, joins in the execution of this instrument for the sole 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 the year 2020 have been paid and 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 201601290008909, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557, Instrument 201602260018415, and Instrument 201709060091483, Register's Office for Davidson County, Tennessee; Easement Agreement as recorded in Book 4049, Page 395, Register's Office for Davidson County, Tennessee; Easement to the United States of America in Book 4586, Page 242, Register's Office for Davidson County, Tennessee; Sewer Easement of record in Book 4764, Page 324, Register's Office for Davidson County, Tennessee; Utility Easement of record in Book 7621, Page 276, Register's Office for Davidson

County, Tennessee; Sanitary Sewer and Pumping Station Easement as recorded in Instrument 200512190152201, Register's Office for Davidson County, Tennessee; Declaration of Easement for Villages of Riverwood in Instrument 200812090118828, Register's Office for Davidson County, Tennessee; Grant of Easement as recorded in Instrument 200901090002452, Register's Office for Davidson County, Tennessee; Easement as recorded in Instrument 201001080001965, and Instrument 200512190152202, Register's Office for Davidson County, Tennessee; Storm Water Drainage and Detention Easement Agreement including terms and conditions thereof as recorded in Instrument 201001080001966, Register's Office for Davidson County, Tennessee; Slope Easement Agreement including terms and conditions thereof as recorded in Instrument 201001080001968, Register's Office for Davidson County, Tennessee; Inspection and Maintenance Agreement for Private Storm Water Management Facilities in Instrument 201003010015327 and Instrument 200707130083651, said Register's Office; Abandonment of Electric Transmission line easement in Instrument 201411030101036, Register's Office for Davidson County, Tennessee; Quitclaim Deed to the Homeowner's Association of record in Instrument 201602260018414, 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 ☒ 1860 Stonewater Drive, Hermitage, TN 37076

(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 28th day of December, 2020.

Matthew T Swan by Laurie M Hart Atty in Fact

Date: 12-28-20

Matthew T. Swan
By: Laurie M. Hart, Attorney- In-Fact

Daley Gold by Laurie M Hart Atty in Fact

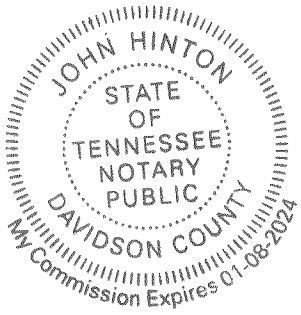
Date: 12-28-20

Daley Gold
By: Laurie M. Hart, Attorney-In-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurie M. Hart, 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 executed this instrument on behalf of Matthew T. Swan and Daley Gold, the bargainor(s), and acknowledge that she executed the same as their own free act and deed, for the purposes therein contained.

Witness my hand and Official seal this 28th day of December, 2020.



Notary Public: _____
My Commission Expires: _____

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

