Karen Johnson Davidson County
Batch# 547846 DEEDWARRSP
01/06/2021 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,233.95
20210106-0002295

File No.

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 333,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R TN Properties Two, LLC	New owner	09809000700
(NAME)	(NAME)	
23975 Park Sorrento, Ste #300		
(ADDRESS)	(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 grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON NOVEMBER 14, 2019 TO PROVIDE FOR N. P. DODGE, III AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., hereinafter called the grantor(s), 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 heirs and 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. 7 on the plan of Phase One, Windchase, as of record in Book 9700, Page 671, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON NOVEMBER 14, 2019 TO PROVIDE FOR N. P. DODGE, III AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR. by Warranty Deed from DYLAN S. CAMPBELL AND COURTNEY CAMPBELL, HUSBAND AND WIFE, dated _____ and of record bearing Instrument No. _202101060002294__, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

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 (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ■ property, known as 5016 JOHN HAGER ROAD, HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness my/our hand(s) this 9th day of December, 2020.

TRUST BETWEEN NATIONAL EQUITY, INC. A NEBRASKA CORPORATION AND N. P. DODGE, JR.

N. P. Dodge, Jr.

N. P. DODGE, JR., TRUSTEE

STATE OF NEBRASKA
COUNTY OF DOUGLAS

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared **N. P. DODGE, JR., AS TRUSTEE, TRUST BETWEEN NATIONAL EQUITY, INC. A NEBRASKA CORPORATION AND N. P. DODGE, JR.** with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustee of Trust Agreement of the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **N. P. DODGE, JR., TRUSTEE.**

Witness my hand and seal, at office in Omaha, this 9th day of December, 2020

Kathleen K. Sass
Notary Public

GENERAL NOTARY - State of Nebraska
KATHLEEN K SASS
My Comm. Exp. September 2, 2024

My Commission Expires: 9-2-24

File Number:

RETURN TO:

Schedule "A"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Restrictions upon the use of the premises not appearing in the chain of title to the land.
8. Taxes for 2021 and subsequent years, a lien not yet due and payable.
9. All matters shown on the plat of record in Plat Book 9700, Page 671, in the Register's Office for Davidson County, Tennessee.
10. Covenants, conditions, easements and restrictions recorded in Book 10969, Page 417, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
11. Transmission Line Easement recorded in Book 1280, Page 445, Register's Office for Davidson County, Tennessee.
12. Deed of Conveyance of record in Book 11497, Page 571, Register's Office for Davidson County, Tennessee.
13. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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