Karen Johnson Davidson County
Batch# 566172 DEEDWARR
02/02/2021 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,196.95
20210202-0015067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

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	098050A02300CO
(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 **Michael R. Grove, an unmarried man,** 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, State of Tennessee, Being Lot No. 49 on the plan of Section One, Hampton Hall, of record in Book 9700, Page 290 and 291, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael R. Grove, a single man and Dena M. Dixon, a single woman by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, dated 12/23/1998 and recorded 12/29/1998, of record in Book 11271, Page 511; further being the same property conveyed to Michael R. Grove by Quitclaim Deed from Dena M. Dixon, now Grove, dated 07/27/2004 and recorded 08/04/2004, of record in Instrument 200408040093425, Register's Office for Davidson County, Tennessee, as per the terms and conditions of the Final Decree of Divorce, filed as Case No. 4609DVC, with the Clerk & Master Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 9700, Page 290 and 291, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 10278, Page 257 and Amendment Declarations of record in Book 10444, Page 460, Book 10640, Page 947 and Supplemental Declaration of record in Book 10301, Page 184, Register's Office for Davidson County, Tennessee; Deed of Conveyance of Easement recorded in Book 11497, Page 565, Register's Office for Davidson County, Tennessee; StormWater Detention Agreement of record in Book 10584, Page 114, Register's Office for Davidson County, Tennessee; Charter of Villages of Hampton Hall Homeowners Association of record in Book 10290, Page 261, Register's Office for Davidson County, Tennessee; Quitclaim Deed conveys to Hampton Hall Homeowners Association of record in Book 10420, Page 359, 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 ☒ 6200 Hampton Hall Way, 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 27 day of January, 2021.

Michael R. Grove

State of ~~Tennessee~~ the FLORIDA
County of Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Grove, 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 27 day of January, 2021.

Luis Carmona

Notary Public:
My Commission Expires: 06/02/2023

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

LUIS CARMONA
Notary Public - State of Florida
Commission # GG 341036
My Comm. Expires Jun 2, 2023
Bonded through National Notary Assn.

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.

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