SPECIAL WARRANTY DEED

When recorded return to:
Midtown Title, LLC
2920 Berry Hill Dr. Ste 210
Nashville. TN 37204

Karen Johnson Davidson County
Batch# 571566 DEEDWARRSP
02/10/2021 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,269.10
20210210-0018744

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2022

(AFFIX SEAL)

ROSALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Benup Magar Rabita Subba	CASTLE & COOKE MORTGAGE, LLC	173 04 0B 009.00
(NAME) 6109 Blue Hole Court	(NAME) 13751 South Wadsworth Park Drive Suite 101	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Draper, UT 84020	
(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 **AH4R-TN3, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benup Magar and Rabita Subba, joint tenants with right of survivorship,** 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, described as follows, to-wit:

Being Lot No. 9 on the Plan of the Blue Hole Pointe, of record in Instrument Number 20060615-0071336, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lots.

Being part of the same property conveyed to ARP 2014-1 Borrower, LLC, a Delaware limited liability company by Special Warranty Deed from American Residential Leasing Company, LLC, a Delaware limited liability company, dated 08/18/2014 and recorded 08/29/2014, of record in Instrument 201408290079368, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to AH4R-TN3, LLC, a Delaware limited liability Company by Quitclaim Deed from ARP 2014-1 Borrower, LLC, a Delaware limited liability Company, dated 01/15/2020 and recorded 01/30/2020, of record in Instrument 202001300010890, Register's Office for 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 Instrument 200604200045296, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200612120153449, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of recorded in Instrument 200503160028868, Register's Office for Davidson County, Tennessee; Charter of Blue Hole Pointe Owners Association Inc., of record in Instrument 200612120153448, 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 ☒ 6109 Blue Hole Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD 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. 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(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) 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(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 5th day of February, 2021.

AH4R-TN3, LLC

By: Helen Cho,Assistant Vice President

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 2/5/2021 before me, Christopher Wiecek - Notary Public
(insert name and title of the officer)

personally appeared Helen Cho
, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTOPHER WIECEK
Notary Public - California
Los Angeles County
Commission # 2320341
My Comm. Expires Jan 31, 2024

Signature _____ (Seal)

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

