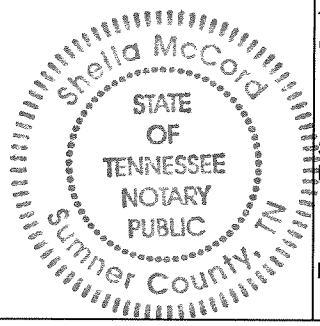
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/1/23

(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 Properties Two, LLC	AH4R Properties Two, LLC	172 12 0A 097.00
(NAME) 23975 Park Sorrento #300	(NAME) 23975 Park Sorrento #300	Karen Johnson Davidson County Batch# 669630 DEEDWARR 07/01/2021 11:22:30 AM 3 pgs Fees: $18.00 Taxes: $1,434.68 20210701-0089285
(ADDRESS) Calabasas, CA 91302	(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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **OP SPE TPA1, 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 **AH4R 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, to-wit:

Land in Davidson County, Tennessee, being Lot Number 140 on the Plan of SECTION FIVE BRADFORD HILLS, of record in Plat Book 7900, Pages 287 and 288, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company by Warranty Deed from David P. Anderberg, a married man, dated 06/07/2021 and recorded 06/14/2021, of record in Instrument 202106140080018; also being the same property conveyed to David P. Anderberg by Warranty Deed from Byron G. Kruse and wife, Leslie B. Kruse, dated 02/19/2004 and recorded 02/25/2004, of record in Instrument 200402250021442, Register's Office for Davidson County, Tennessee, 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 Book 7900, Pages 287-288, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 8372, Page 901, Register's Office for Davidson County, Tennessee; By-laws of Bradford Hills Homeowners Association Inc of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee; Charter of Bradford Hills Homeowners Association Inc of record in Book 8071, Page 520, 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 ☒ 112 Peak Hill Circle, Nashville, TN 37211
(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 29 day of June, 2021.

OP SPE TPA1, LLC

Rebecca Mclean

By: ~~Michelle Stewart~~, Closing Manager

State of Arizona
County of Maricopa

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rebecca Mclean ~~Michelle Stewart~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Closing Manager for OP SPE TPA1, LLC, the within named bargainor, a Delaware Limited Liability Company, and as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 29 day of June, 2021.

Notary Public:
My Commission Expires: March 14, 2023

MELINDA KINGMIXAY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 562088
MY COMMISSION EXPIRES
MARCH 14, 2023

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/29/2021.

Tracey Trumphour
Affiant
Date: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29th day of June, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY