B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Affiant

Subscribed and sworn to me on June 7, 2012.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120042572 DEEDWARR
Recvd: 06/08/12 13:46 2 pgs
Fees:13.00 Taxes:592.00
20120608-0050374

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25550SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH4R – TN 3, LLC American Homes 4 Rent, LLC Attn: Tax Department 22917 Pacific Coast Hwy, Suite 300 Malibu, California 90265	SAME AS NEW OWNER	173-04-A-096.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eugene Ray Crawford and wife, Della Crawford, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto AH4R – TN 3, LLC, A Delaware limited liability company, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 as shown on the map entitled Oak Highlands Subdivision, Phase I, of record in book 6900, pages 432-435, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Eugene Ray Crawford and wife, Della Elizabeth Crawford, by Deed from Americo Properties, Inc., recorded in Book 8190, page 293, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Book 6900, pages 432-435, in the Register's Office for Davidson County, Tennessee.
4. Subject to Boundary Plat of record in Book 6900, page 431, in said Register's Office.
5. Declaration of Covenants, Conditions, Restrictions and By-Laws contained recorded in Book 7350, page 24, re-recorded in Book 7367, page 587, amended in Book 8765, page 77; Book 8765, page 90; Instrument Nos.

20000428-0042354; 20020725-0089130 and 20020725-0089131 in said Register's Office.

6. Charter of Oak Highlands Homeowners' Association, Inc., of record in Book 7337, page 529, and amended in Book 8765, page 100, in said Register's Office.
7. Sanitary Sewer Line Easements of record as Instrument Nos. 20001002-0097138; 2001002-0097139 and 2001112-00127790 in said Register's Office.
8. Dedication and Conveyance of Open Space to Homeowners' Association of record in Book 7473, page 697, Instrument No. 20000502-0044049 and Instrument No. 20020619-0074183 in said Register's Office.
9. Storm Water Detention Agreement of record in Book 7189, page 379, in said Register's Office.
10. Conveyance of Water Mains of record in Book 7748, pages 448-453, in said Register's Office.

This property is also known as improved property located at 413 Barkley Court, Antioch, TN 37013.

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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and 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.

WITNESS our hands on June 7, 2012.

Eugene Ray Crawford

Eugene Ray Crawford

Della E. Crawford

Della Crawford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 7, 2012, before me personally appeared Eugene Ray Crawford and Della Crawford to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 7, 2012.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE