12-1-147

BILL GARRETT, Davidson County
Trans:T20120044708 DEEDWARR
Recvd: 06/18/12 10:40 2 pgs
Fees:13.00 Taxes:580.90
20120618-0053106

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 6 day of June, 2012 by and between **William Hill and Florence Hill**, hereinafter referred to as GRANTOR, and **AH4R-TN 3, LLC a Delaware limited liability company**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Denetra Hill, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated September 30, 2005 and recorded October 11, 2005 of record in Instrument No. 20051011-0122269 Registers Office for Davidson County, Tennessee. Denetra Hill having since died intestate, property now vested in William and Florence Hill as heirs at law.

This Conveyance is subject to the following:

1) HOA Charter of record in Instrument No. 20030303-0027388 and Amendment of record in Instrument No. 20081230-0123265, Register's Office for said County
2) Quitclaim Deed for Common Area/Open Space of record in Instrument No. 20030303-0027387, Registers Office for said County
3) Plat of record Instrument No. 20030213-0020016 and Plat Corrections of record 20030331-0042208 and 20031120-0169641 Register's office for said County
4) Restrictions of record in instrument No. 20020514-0059176 and amended in Instrument Nos. 20030313-0033781, 20050308-0025065 and 20090908-0084135 Register's office for said County
5) By-Laws of record in Instrument No. 20030303-0027389 and amended in Instrument No. 20090908-0084136 Register's office for said County
6) Easements, setback lines and other matters as shown on the plat of Hidden Creek, Phase 1, Section 1, Phase 2 and 3, Section 1 of record in Instrument No. 20030213-0020016, Register's office for Davidson County, Tennessee.
7) All easements restrictions and any other matters of record in said registers Office.

This is [X]improved [ ]unimproved property known as: 3652 Coles Branch Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

William Hill

Florence Hill

INDIVIDUAL
STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, a Notary Public of said county and state, William Hill and Florence Hill, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 6th day of June, 2012.

Notary Public

My Commission Expires: 11/08/2014

STEPHEN M. BULLOCK NOTARY PUBLIC DESOTO COUNTY, MS

Name and Address of Property Owner:
American Homes 4 Rent, LLC
22917 Pacific Coast Hwy., Ste 300
Malibu, CA 90265
Attn: Legal Department

Send Tax Statements to:
American Homes 4 Rent, LLC
22917 Pacific Coast Hwy., Ste 300
Malibu, CA 90265
Attn: Tax Department

Map & Parcel 173.16-A-75.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $157,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7 day of June, 2012.

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires
My Commission Expires: October 28, 2012

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-147