BILL GARRETT, Davidson County
Trans:T20120049902 DEEDWARR
Recvd: 07/06/12 10:59 2 pgs
Fees:13.00 Taxes:666.00

20120706-0059558

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is 180,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2012.

Notary Public

My commission expires: 8/16/14

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
640 BROADMOOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AH4R-TN 3, LLC **a Delaware limited liability c**	**American Homes For Rent** **Attn: Legal Dept.**	**173150A01700CO**
141 CLAYBROOK LANE	**22917 Pacific Coast Hwy. Ste 300**	
CANE RIDGE, TN 37013	**Malibu, TN 90265**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JAMES W MCCORMACK, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AH4R-TN 3, LLC and a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 17 on the Plat of Mill Run Subdivision, Phase 1, as shown by Plat Book 11700, Pages 27 and 28, Register's office for Davidson, Tennessee, to which reference is made for the complete description.

BEING THE SAME PROPERTY CONVEYED TO JAMES W MCCORMACK BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION DATED 08/25/11 AND RECORDED ON 09/12/11 IN INSTRUMENT NO. 20110912-0070625, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT PROPERTY WAS NEVER PRINCIPAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 1170, Page 27 and 28, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 141 CLAYBROOK LANE, CANE RIDGE, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 my/our hand(s) this 28th day of June, 2012.

JAMES W MCCORMACK

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, a Notary Public of said County and State, JAMES W MCCORMACK, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2012.

Notary Public

My Commission Expires: 8-16-14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County