RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120069402 DEEDWARR
Recvd: 09/14/12 14:33 2 pgs
Fees:13.00 Taxes:569.80

20120914-0083729

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Chad A Garner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2012.

NOTARY PUBLIC

My commission expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY
WILSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R TN 11, LLC 22917 Pacific Coast Hwy, Ste. 300 Malibu, CA 90265	American Home 4 Rent, LLC 22917 Pacific Coast Hwy, Ste. 300 Malibu, CA 90265	087010B028.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Four Thousand and 00/100 Dollars ($154,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CHAD A. GARNER AND WIFE, MELANIE GARNER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **AH4R TN 11, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain parcel of land located in Davidson County, Tennessee more particularly described as follows:

Being Lot Number 28 on the Plan of Revised Plat for Monticello, a Cluster Lot Development of record in Instrument NO. 200604170043313; Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chad A. Garner, An Unmarried Man, by Warranty Deed from Corinthian Custom Homes, Inc, dated 7/31/2007, recorded 8/3/2007, of record in Instrument 20070803-0092379, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2148 Christina Court, Hermitage, TN 37076.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the _____ day of August, 2012.

8/31/12

CHAD A. GARNER

8/31/12

MELANIE GARNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Chad Garner and Melanie Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31 day of August, 2012.

Notary Public

James Russell Summers
Printed Notary Name

My commission expires: 3.15.2015

JAMES RUSSELL SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Mar. 15, 2015