FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00.**
BILL GARRETT, Davidson County Trans:T20120069403 DEEDWARR Recvd: 09/14/12 14:34 2 pgs Fees:13.00 Taxes:555.00 20120914-0083738	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 5, 2012.** Notary Public MY COMMISSION EXPIRES: 1/26/14 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #12-0392

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R-TN 11, LLC, a Delaware Limited Liability Company	**American Homes 4 Rent, LLC**	**062-02-0B-69.00 CO**
(NAME) **4112 Longfellow**	(NAME) 22917 Pacific Coast Hwy., Ste 300	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) Malibu, CA 90265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Ke Tai Zheng, a married man and Hong Shui Cheng, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AH4R-TN 11, LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Abbington Park, Phase One – Section Four, a Planned Unit Development as of record in Instrument No. 20050110-0003256, Register's Office for Davidson county, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ke Tai Zheng, a married man, and Hong Shui Cheng, a married man, from Beazer Homes Corp., a Tennessee corporation, recorded on August 30, 2005 in Instrument No. 20050830-0103802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4112 Longfellow, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 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 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

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **September, 2012**.

Ke Tai Zheng

Hong Shui Cheng

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

* Gang Xing Liu

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Ke Tai Zheng and Hong Shui Cheng and** Shero Lan Zheng * *, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **5th** day of **September, 2012**.

NOTARY PUBLIC

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON