FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **October 30, 2012.** Notary Public MY COMMISSION EXPIRES: 3/28/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120084558 DEEDWARR
Recvd: 11/05/12 15:15 2 pgs
Fees: 13.00 Taxes: 532.80
20121105-0101999

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0527**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AH4R 1 TN, LLC, a Delaware Limited Liability Company	**American Homes 4 Rent, LLC**	**064-16-0D-191.00 CO**
(NAME) **22917 Pacific Coast Hwy., Ste 300**	(NAME) **22917 Pacific Hwy., Ste 300**	
(ADDRESS) **Malibu CA 90265**	(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, **Susan Erickson and Timothy Trobridge, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AH4R 1 TN, 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. 328, on the Plan of Section Four, Truxton Park of record in Instrument No. 20020528-0064435, 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 Susan Erickson and Timothy Trobridge, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded December 9, 2002 in Instrument No. 20021209-0151777, Register's Office of 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 **2621 Spring Farm Lane, Hermitage, TN 37076**
(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 **30th** day of **October, 2012.**

Susan Erickson

By: Mark Edwards, Atty-In-Fact

Timothy Trobridge

By: Mark Edwards, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Mark Edwards, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Susan Erickson and Timothy Trobridge, and who acknowledged that he/she executed the same as their free act and deed, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office..

Witness my hand and official seal this 30th day of October, 2012.

NOTARY

* 20121105-0101997
20121105-0101998

My Commission Expires: 3/28/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN