FOR RECORDING PURPOSES

File No.

Davidson County DEEDWARRSP
Recvd: 12/31/12 14:17 7 pgs
Fees:38.00 Taxes:2562.10
20121231-0120806

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 692.459.53

Carrie Leonard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

Helen Cho
NOTARY PUBLIC

COMMISSION EXPIRES: FEBRUARY 6, 2016

NRO1 HELEN CHO COMM. #1966217 Notary Public - California Los Angeles County My Comm. Expires Feb. 6, 2016 NRO1

Special Warranty Deed

THIS INSTRUMENT PREPARED BY:

Sara Vogt-Lowell, Attorney-at-Law

22917 Pacific Coast Hwy, Suite 300, Malibu CA 90265

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC	**AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC**	
Attn: Legal Dept.	**Attn: Tax Dept.**	**SEE ATTACHED EXHIBITS**
22917 Pacific Coast Highway, Suite 300	**22917 Pacific Coast Highway, Suite 300**	
Malibu CA 90265	**Malibu CA 90265**	

$ 692.459.53

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

AH4R-TN 11, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever 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, **this** 24th **day of** DECEMBER, **20** 12

AH4R-TN 11, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Carrie Leonard

By: Carrie Leonard
Its: Vice President

State of California)
County of Los Angeles)

On 12/24/12 before me, Helen Cho, Notary Public, personally appeared Carrie Leonard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Helen Cho

NRO1 HELEN CHO COMM. #1966217 Notary Public - California Los Angeles County My Comm. Expires Feb. 6, 2016 NRO1

EXHIBIT "A-1"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Hickory Highland Place-Phase 1, of record in Book 9700, Page 189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to AH4R-TN 11, LLC, by deed from Kyron G. Baidy Buckner and Ulysses Kevin Buckner, wife and husband, of record on September 12, 2012, in Instrument No. 20120912-0082832, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 5020 HIGHLANDER DRIVE, ANTIOCH TN 37013.

APN: 163-02-0-019.00

Order No.: TN11037

EXHIBIT "A-2"
LEGAL DESCRIPTION

Lot No.4 on the Plan of Revision One, 3rd Addition to Indian Creek, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20050301-0022508, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to AH4R-TN 11, LLC, by deed from LPP Mortgage, Ltd., of record on September 18, 2012, in Instrument No. 20120918-0084873, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 6952 CALDERWOOD DRIVE, ANTIOCH TN 37013.

APN: 181-03-0-A21-20-0CO

Order No.: TN11040

EXHIBIT "A-3"
LEGAL DESCRIPTION

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 AH4R-TN 11, LLC, by deed from Chad A. Garner and wife, Melanie Garner, of record on September 14, 2012, in Instrument No. 20120914-0083729, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 2148 CHRISTINA COURT, HERMITAGE TN 37076.

APN: 087-01-0-B02-80-0CO

Order No.: TN11044

EXHIBIT "A-4"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Section Two, Barnes Cove of record in Instrument No. 20040604-0065966, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to AH4R-TN 11, LLC, by deed from Grover Cleveland Persinger III and Julie Katherine Persinger, of record on September 12, 2012, in Instrument No. 20120912-0082838, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 4108 BARNES COVE COURT, ANTIOCH TN 37013.

APN: 173-09-0B-093.00

Order No.: TN11049

AMERICAN HOMES 4 RENT
46283218 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED
6+1

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

True Copy Certification

I, Lakeisha Arnold, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature LaKisha Arnold

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Lakeisha Arnold who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal



