FOR RECORDING PURPOSES

File No.

Davidson County DEEDWARRSP
Recvd: 12/31/12 14:19 3 pgs
Fees:18.00 Taxes:667.12
20121231-0120808

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 180,302.96

Carrie Leonard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

Helen Cho
NOTARY PUBLIC

COMMISSION EXPIRES: FEBRUARY 6, 2016

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

NRO1 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.**	**183-05-0A-373.00**
22917 Pacific Coast Highway, Suite 300	**22917 Pacific Coast Highway, Suite 300**	
Malibu CA 90265	**Malibu CA 90265**	

$180,302.96

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 3, 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:

LAND in Davidson County, Tennessee, BEING Lot No. 200 of October Woods, Phase 3, Section 10, a Residential Planned Unit Development, of record in Instrument No. 20040114-0005885 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to AH4R-TN 3, LLC by deed from LaDonna Costner-Smith, of record on September 18, 2012, in Instrument No. 20120918-0084834, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 7124 SMOKEY HILL ROAD, ANTIOCH TN 37013.

Order No. TN363

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 3, 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 Helen Cho (Seal)

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

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 LaKeisha 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



