Box 36

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130003270 DEEDWARR
Recvd: 01/11/13 13:36 2 pgs
Fees: 13.00 Taxes: 599.40

20130111-0003874

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,000.00.

Victor M. Mickelsen
Affiant

Subscribed and sworn to me on January 11, 2013.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
~~March 3, 2014~~

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26087SP

STATE OF TENNESSEE

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| American Homes 4 Rent, L.P., a Delaware limited partnership<br>23815 Stuart Ranch Road, Suite 302<br>Malibu, CA 90265 | SAME | 173-11-A-086.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Victor Maurice Mickelsen and wife, Kirsten Irene Mickelsen, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent, L.P., a Delaware limited partnership, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Stanford Village, Section Three, of record as Instrument No. 20011217-0139079 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Victor Maurice Mickelsen and wife, Kirsten Irene Mickelsen, by Warranty Deed from Jay Edward Friday and wife, April Nicole Friday, of record as Instrument No. 20080709-0070350 in the Register's office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on Plat of record as Instrument No. 20011217-0139079 in the Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
4. Subject to Restrictions of record as Instrument No. 20000228-0019107, supplemented by Instrument No. 20020123-0009420, and amended by

Instrument Nos. 20000301-0020280; 20010319-0026310 and 20041108-0134204, in said Register's Office.

This property is also known as improved property located at 905 Springs Hill Way, Antioch, TN 37013.

**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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

**WITNESS** our hands on January 11, 2013.

Victor Maurice Mickelsen

**Victor Maurice Mickelsen**

Kirsten Irene Mickelsen

**Kirsten Irene Mickelsen**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On January 11, 2013, before me personally appeared Victor Maurice Mickelsen and Kirsten Irene Mickelsen to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 11, 2013.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE