BILL GARRETT, Davidson County
Trans:T20130003772 DEEDWARR
Recvd: 01/14/13 15:41 2 pgs
Fees:13.00 Taxes:662.30
20130114-0004481

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0736

ADDRESS NEW OWNER:
American Homes 4 Rent, LP
~~1452 Stoner Ridge~~ 22917 Pacific Coast Hwy #300
~~Hermitage, TN 37076~~ Malibu, CA 90265

SEND TAX BILL TO: same as new owner

TAX ID 075-11-0-A-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Syda Ung, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **American Homes 4 Rent, LP, a Delaware Limited Partnership,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Phase Three, Heritage Meadows of record in Plat Book 9700, Page 984, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Syda Ung, unmarried by Deed from Frank Batson Homes, Inc of record at Instrument No. 20000912-0090492, Register's Office for Davidson County, Tennessee, dated September 11, 2000 and recorded on September 12, 2000.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 984, and restrictions in Book 10337, page 102, amended in Instrument No. 20000313-0025560and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

Property: 1452 Stoner Ridge, Hermitage, TN 37076

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of December, 2012.

Syda Ung

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Syda Ung,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of December, 2012.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $179,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 3/28/15

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN