(2)
Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130005888 DEEDWARR
Recvd: 01/22/13 13:42 2 pgs
Fees:13.00 Taxes:684.50
20130122-0006999

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00**

Affiant

Subscribed and sworn to before me this 18th day of January, 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
American Homes 4 Rent, L.P.	New Owner	181030A00600
23815 Stuart Ranch Road Suite 302		
Malibu, CA 90265		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ellen E. Collins, widow**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **American Homes 4 Rent, L.P., a Delaware Limited Partnership**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 6 on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, Page 556 & 557, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ellen E. Collins and husband, James F. Collins from Eugene A. Collins by Warranty Deed on June 7, 1999, of record in Book 11526, Page 904, Register's Office for Davidson County, Tennessee. Said James F. Collins (a/k/a James Franklin Collins, Sr.) having since died on 3/27/04.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Page 556 & 557, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10752, Page 553, Register's Office for Davidson County, Tennessee.
- All matters of record in Book 9700, Page 391 and By-Laws of record in Book 11033, Page 509, Register's Office for Davidson County, Tennessee.
- Dedication of Common Areas of record in Book 11033, Page 519, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6549, Page 403, Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 10729, Page 380, Register's Office for Davidson County, Tennessee.
- Charter for Indian Creek HOA of record in Book 11031, Page 79, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6528 Broken Bow Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this January 18, 2013.

Ellen E. Collins by Gaile Osburn, Attorney-in-Fact

Ellen E. Collins by Gaile Osburn as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Gaile Osburn, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Ellen E. Collins, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ellen E. Collins, the bargainor(s), by the said Gaile Osburn , as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of January, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY