WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130010215 DEEDWARR
Recvd: 02/06/13 10:43 2 pgs
Fees:13.00 Taxes:784.40

20130206-0012279

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of **January, 2013**

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
American Homes 4 Rent, L.P. a Delaware Limited Liability Company	NEW OWNER	126150A25300CO
(NAME) 22917 Pacific Coast Highway Ste 340	(NAME)	
(ADDRESS) Malibu CA 90265	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patricia S. Glover unmarried and H. Sharon Howell**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **American Homes 4 Rent, L.P., a Delaware Limited Liability Company, a Tennessee corporation**hereinafter called the Grantees, 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. 55 on the Plan of Boone Trace at Biltmore, Section Six of record in Doc. No. 20010607-0060003, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia S. Glover and H. Sharon Howell, Joint Tenants with Right of Survivorship, by Warranty Deed from Jin J. Kim and wife, Eunice H. Kim, dated April 28, 2006 of record in Instrument No. 20060503-0051155, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7209 Explorer Trail, Nashville, TN 37221

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and assigns,

Witness our hands this 31st day of **January, 2013**

H. Sharon Howell

Patricia S. Glover

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **H. Sharon Howell and Patricia S. Glover**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of **January, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016