WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130014112 DEEDWARR
Recvd: 02/20/13 10:46 2 pgs
Fees:13.00 Taxes:647.50

20130220-0016882

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 02/15/13

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties One, LLC, a Delaware Limited Liability Company	American Homes 4 Rent Properties One, LLC, a Delaware Limited Liability Company	075-11-0A-131.00-CO.
(NAME)	(NAME)	
22917 Pacific Coast Hwy., Ste 300	22917 Pacific Coast Hwy., Ste 300	
(ADDRESS)	(ADDRESS)	
Malibu, CA 90265	Malibu, CA 90265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Ivan Santiago, married** 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(s) 103, as shown on the map entitled the Plan of Phase Four-B, Heritage Meadows, of record as Instrument No. 20031111-0164698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to IVAN SANTIAGO, by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record as Instrument No. 20110802-0059098, dated July 26, 2011, said Register's Office.

This is Property known as 4288 Rachel Donelson Pass, Hermitage, TN 37076

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, 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 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 my/our hand(s) this day 02/15/13.

Seller(s)

Ivan Santiago

Margarita I. Santiago

Margarita I. Santiago is signing to convey any and all marital interest she may have in subject property.

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Ivan Santiago and Margarita I. Santiago**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 02/15/13.**

My Commission Expires: MAR 0 8 2016

Notary Public

MAXINE J. RUTLAND
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

~~Please return to~~
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201