Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

Subscribed and sworn to before me, this 26th day of February, 2013.

Notary Public
My commission expires: 5-20-14

04-1302-54604

Address of New Owner:	Send Tax Bills to:	Tax Information
American Homes 4 Rent Properties One, LLC, A Delaware Limited Liability Company 23815 Stuart Ranch Road, Suite 302 Malibu, CA 90265	Same as new owner	Map 183-5-O-A Parcel 75-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leroy H. Wolford and wife, Jean G. Wolford, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to American Homes 4 Rent Properties One, LLC, A Delaware Limited Liability Company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows: to- wit:

Land in Rutherford County, Tennessee, being Lot No. 409, on the Plan of Phase One, Section Three, October Woods, of record in Plat Book 9700, Pages 229 and 230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leroy H. Wolford and wife, Jean G. Wolford by Quitclaim Deed from William C. Wolford, unmarried and Leroy H. Wolford, married, dated March 19, 2010, of record in Instrument No. 20100331-0024080, Register's Office for Rutherford County, Tennessee.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 920 Colo Cove, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130016372 DEEDWARR
Recvd: 02/27/13 14:57 2 pgs
Fees:13.00 Taxes:518.00
20130227-0019699

WITNESS my hand this _____ day of February, 2013.

X L. H. Wolford
Leroy H. Wolford

X Jean G. Wolford
Jean G. Wolford

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leroy H. Wolford and Jean G. Wolford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna (city), Tennessee (state), this 26th day of February, 2013.

Paige B. Mayerchak
Notary Public

My Commission expires: 11-22-2014

PAIGE B. MAYERCHAK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD