WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130016725 DEEDWARR
Recvd: 02/28/13 13:58 2 pgs
Fees: 13.00 Taxes: 488.40
20130228-0020144

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,000.00.

Affiant

Subscribed and sworn to me on February 27, 2013.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26204SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties One, LLC 23815 Stuart Ranch Road, Suite 302 Malibu, CA 90265	SAME AS NEW OWNER	149-06-0-120.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Allie Williams and husband Brandon Williams, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties One, LLC, a Delaware limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 18, SECTION 1, PHASE 6, OAKWOOD, as shown on plat of record in Plat Book 7900, Page 419, corrected by Surveyor's Instrument of Correction recorded in Book 8705, Page 870, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Allie Watterson by Special Warranty Deed from Aurora Loan Services, LLC, recorded on the 3rd day of March, 2009 in Instrument No. 20090303-0018586, in the Register's Office of Davidson County, Tennessee. The said Allie Watterson having since married and is now known as Allie Williams.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, PHASE 6, OAKWOOD, as recorded in Plat Book 7900, Page(s) 419, and corrected by Surveyor's Instrument of Correction recorded in Book 8705, Page 870, but deleting

any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 7981, Page 478, amended in Book 8038, Page 838, Book 8313, Page 17, Book 9781, Page 987 and Book 10650, Page 785 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Charter of Oakwood Homeowners Association recorded in Book 7954, Page 509 and Book 8013, Page 624.
6. Dedication of common area/open space recorded in Book 9781, Page 991 and Instrument No. 20041118-0138854.

This property is also known as improved property located at 808 Pebble Creek Court, 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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on February 27, 2013.

Allie Williams

Brandon Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 27, 2013, before me personally appeared Allie Williams and Brandon Williams to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 27, 2013.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE