Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130016727 DEEDWARR
Recvd: 02/28/13 14:00 2 pgs
Fees:13.00 Taxes:725.20
20130228-0020150

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $196,000.00.

M L Swain-Gentry
Affiant

Subscribed and sworn to me on February 28, 2013.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 #26217SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Three, LLC 23815 Stuart Ranch Road, Ste 302 Malibu, CA 90265	SAME AS NEW OWNER	173090-B-54.00CO

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, Mary Lynn Swain-Gentry, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Three, 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 199, BARNES COVE, SECTION TWO, as shown on plat of record in Instrument No. 20040604-0065966, 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 Brian Gentry and Mary Lynn Swain-Gentry, Husband and Wife by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, recorded on the 9th day of May, 2005 in Instrument No. 20050509-0051672, rerecorded at Instrument No. 20050517-0055779, in the Register's Office of Davidson County, Tennessee. The said Brian Gentry having since died.

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 BARNES COVE, SECTION TWO, as

recorded in Instrument No. 20040604-0065966, 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 Deed recorded in Instrument Nos. 20021217-0155806, 20040429-0048624 and 20110720-0055565 , 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 Homeowners Association recorded at Instrument No. 20021217-0155805.
6. Easement for Right of Way, recorded in Book 5215, Page 485.
7. Easement for Ingress-Egress, recorded in Book 5385, Page 986.

This property is also known as improved property located at 4205 Barnes Cove Drive, 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 GRANTOR 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 GRANTOR does further covenant and bind herself, her 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 28, 2013.

Mary Lynn Swain-Gentry

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On February 28, 2013, before me personally appeared Mary Lynn Swain-Gentry, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on February 28, 2013.

NOTARY PUBLIC

My Commission Expires:

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

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