Box 36 (2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130016729 DEEDWARR
Recvd: 02/28/13 14:02 3 pgs
Fees:18.00 Taxes:577.20
20130228-0020153

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $156,000.00.

Affiant

Subscribed and sworn to me on February 27, 2013.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26182SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Three, LLC 23815 Stuart Ranch Road, Suite 302 Malibu, CA 90265	SAME AS NEW OWNER	149-150-A-285.00CO

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, James H. Leuty Jr. and wife, Carolyn S. Leuty, hereinafter called **"GRANTORS,"** have 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 151, PHASE 3, CAMBRIDGE FOREST, as shown on plat of record in Instrument No. 20010628-0068483, amended at Instrument No. 20020503-0054630, 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 by Quitclaim Deed from EBG Properties, LLC, a Tennessee Limited Liability Company to James H. Leuty, Jr. and wife, Carolyn S. Leuty as recorded on the 8th day of March, 2011 in Instrument No. 20110308-0018201; part of Quitclaim Deed from Equity Builders Group, LLC, a Tennessee limited liability company to EBG Properties, LLC, a Tennessee limited liability company as recorded on the 13th day of November, 2007 in Instrument No. 20071113-0132725 and part of General Warranty Deed from Ole South Properties, Inc. to Equity Builders Group, LLC as recorded on the 14th day of July, 2004 in Instrument No. 20040714-0083726, in the Register's Office of Davidson County, Tennessee.

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 PLAN OF PHASE 3, CAMBRIDGE FOREST, as recorded in Plat Book 6900, Page(s) 561 and 562, 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. Subject to restrictive covenants of record in Instrument Number 20020221-0022797, Book 8206, Page 305, Book 8047, Page 243 and Instrument Nos. 20061025-0132073, 20061208-0152145, 20100224-0014180 and 20110919-0072463.
5. Subject to easements of record in Book 1207, Page 529, Book 1147, Page 148, Book 6881, Page 320, Book 7453, Page 445, Book 8795, Page 158, Book 7632, Page 962, Instrument Number 20010202-0010454 and Book 10805, Page 497.
6. Subject to Homeowners Association Charter of record in Book 10343, Page 769.
7. Subject to By-Laws of record in Instrument Number 20020221-0022798.
8. Quitclaim Deed for Common Areas recorded at Instrument No. 20110919-0072464.

This property is also known as improved property located at 1604 Bridgecrest 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 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.

James H. Leuty Jr.

Carolyn S. Leuty By Attorney-In-Fact

Carolyn S. Leuty
By: James H. Leuty, Jr., Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 27, 2013, before me personally appeared James H. Leuty Jr., 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 he executed the same as his free act and deed.

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

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 James J. Leuty, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carolyn S. Leuty, as her Attorney in Fact, as the free act and deed of the within named Carolyn S. Leuty.

Witness my hand and official seal this 27th day of February 2013.

NOTARY PUBLIC

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

My Commission Expires: