Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Box 36

Affiant

Subscribed and sworn to before me, this 28th day of February, 2013.

Notary Public
My commission expires: 5-20-14

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

06-1302-75018

Address of New Owner:	Send Tax Bills to:	Tax Information
American Homes 4 Rent One, LLC	New Owner	164-10-0-A-290.00 CO
23815 Stuart Ranch Rd., Ste 302		
Malibu,.CA 90265		

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, John Henry Williams, Jr. and wife, Marnita Williams, 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 Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 383, on the Final Plan of Village Seven, Summerfield Subdivision, of record in Instrument No. 20041130-0142175, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Henry Williams, Jr. and wife, Marnita Williams by deed from Capitol Homes, Inc., a Tennessee corporation, dated May 26, 2005, recorded June 2, 2005, of record in Instrument No. 20050602-0062534, Register's Office for Davidson County, Tennessee.

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 3505 Bent Wood 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, 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:T20130017318 DEEDWARR
Recvd: 03/01/13 15:04 2 pgs
Fees:13.00 Taxes:684.50
20130301-0021001

WITNESS my hand this 28th day of February, 2013.

John Henry Williams, Jr.

Marnita Williams

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Henry Williams, Jr. and Marnita Williams, 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 Mt. Juliet, TN, this 28th day of February, 2013.

Notary Public
State of Tennessee at Large

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP 12/27/15

My Commission expires 12-27-15