This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Box 36

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of March, 2013, by and between **Jacqueline Juna Davis, Shirley Ann Davis Brooks, George Melvin Davis Jr, Robert Anderson Davis, Mereda Davis Johnson, The Estate of Robbie Davis Gunn at Docket Number 12P1376 in the Probate Court of Davidson County, Tennessee, by Mereda Davis Johnson, Executrix** , party of the first part, and American Homes & Rent Properties Once, LLC, ** , party of the second part. ** a Delaware limited liability company

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Appley Valley, a Planned Unit Development, Section Two, of record in Instrument umber 20031204-0174333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Robbie Mae Gunn, by virtue of that certain Warranty Deed dated November 11, 2005, at Instrument No. 20051116-0138649 in the Register's Office of Davidson County, Tennessee. Robbie Davis Gunn died testate on March 20, 2012. Her will is probated at **Docket Number 12P1376 in the Probate Court of Davidson County, Tennessee.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jacqueline Juna Davis

Shirley Ann Davis Brooks

George Melvin Davis Jr

Robert Anderson Davis

Mereda Davis Johnson

The Estate of Robbie Davis Gunn at Docket Number 12P1376 in the Probate Court of Davidson County, Tennessee, by Mereda Davis Johnson, Executrix

By

BILL GARRETT, Davidson County
Trans:T20130017784 DEEDWARR
Recvd: 03/04/13 14:37 2 pgs
Fees:13.00 Taxes:691.90

20130304-0021589

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jacqueline Juna Davis, Shirley Ann Davis Brooks, George Melvin Davis Jr, Robert Anderson Davis, Mereda Davis Johnson** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and seal, this 1st day of March, 2013.

Notary Public

My commission expires: 11-4-13

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally **Mereda Davis Johnson, Executrix** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and seal, this 1st day of March, 2013.

Notary Public

My commission expires: 11-4-13

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

Property Owner & Address:	American Homes & Rent Properties Once, LLC 23815 Stuart Ranch Road, Ste 302 Malibu, CA 90265
Tax Parcel No	182120A05100CO
Property Address:	7339 Smokey Hill Road Antioch, TN 37013
MAIL TAX BILLS TO:	SAME AS NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $187,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of March, 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