Orfale

Bk 36
26024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$183,500.00.**

Affiant

Subscribed and sworn to before me this 4th day of March, 2013.

Notary Public
My Commission expires: 5-20-14
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
American Homes 4 Rent Properties Three, LLC	New Owner	181030A30300CO
23815 Stuart Ranch Road, Suite 302		
Malibu, CA 90265		

LAKE FOREST HOMES, INC.

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **American Homes 4 Rent Properties Three, LLC, a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 116, Phase Two, Addition to Indian Creek, as shown by Plat of record in Instrument Number 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lake Forest Homes, Inc. by Warranty Deed from SAF Properties, a Tennessee Partnership dated 11/8/12 of record in Instrument Number 20121121-0107609, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent year a lien, but not yet due and payable for Map & Parcel 181030A30300CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20070720-0086788, Register's Office County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070612-0070160, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20060526-0062237 and 20041025-0128024, Register's Office for Davidson County, Tennessee.
- Indian Creek Homeowner Association.

This is improved property known as: **8028 Mandan Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20130018828 DEEDWARR
Recvd: 03/07/13 13:55 2 pgs
Fees:13.00 Taxes:678.95
20130307-0022932

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 this~~ March 1, 2013.

~~Lake Forest Homes, Inc. by Tomer Minuskin, President~~

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Tomer Minuskin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** (or other officer authorized to execute the instrument) of **Lake Forest Homes, Inc.,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **President** (or other authorized officer).

Witness my hand, at office, this 1st day of March, 2013.

Notary Public

My commission expires: 1-4-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY