PREPARED BY (AND RETURN TO):

Box 3Ce

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52375
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
American Homes 4 Rent Properties Three, LLC 23815 Stuart Ranch Road, Ste 302 Malibu, CA 90265	SAME

TAX MAP-PARCEL NUMBERS: 181-10-0A-004.00

BILL GARRETT, Davidson County
Trans:T20130021469 DEEDWARR
Recvd: 03/15/13 13:40 2 pgs
Fees:13.00 Taxes:1117.40
20130315-0026072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$302,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Waleed Seder**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **American Homes 4 Rent Properties Three, LLC*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** * a Delaware limited liability company

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Autumn Oaks, of record in Book 9700, Page 913, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Waleed Mahmoud by deed from Regal Homes Incorporated, dated September 28, 2008, recorded September 29, 2008 in Instrument No. 20080929-0098311, Register's Office for Davidson County, Tennessee. Waleed Mahmoud having been granted a legal name change and now being known as Waleed Seder.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Subject to all easements, restrictive covenants and conditions and all other matters, including all items set out on any applicable plat of record.

This is improved property, known as: 6713 Autumn Oaks Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2013.

Waleed Seder

State of TENNESSEE
County of DAVIDSON

On this 14th day of March, 2013 , before me the undersigned authority, personally appeared Waleed Seder , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $302,000.00

Affiant

Sworn and subscribed before me this the 14th day of March, 2013

My Commission Expires: 5-20-14

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE