BILL GARRETT, Davidson County
Trans:T20130021474 DEEDWARR
Recvd: 03/15/13 13:44 2 pgs
Fees:13.00 Taxes:603.10
20130315-0026080

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

Subscribed and sworn to before me, this 15th 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

04-1302-54600

Address of New Owner:	Send Tax Bills to:	Tax Information
American Homes 4 Rent Properties One, LLC 23815 Stuart Ranch Road, Suite 302 Malibu, CA 90265	Same as new owner	181030A04600CO

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, Jason T. Gwaltney, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to American Homes 4 Rent Properties One, LLC, a Delaware limited liability company, hereinafter called the Grantee, 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. 46, on the Plan of Section Two, Indian Creek Estates, of record in Plat Book 9700, Page 558 and 559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason T. Gwaltney, unmarried, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2, by its duly authorized Attorney in fact Wells Fargo Bank N.A., dated November 18, 2008 and recorded December 29, 2008, of record in Instrument No. 20081229-0122970, Register's Office for Davidson County, Tennessee.

Ashley Gwaltney, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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 6221 Tuckaleechee Lane, 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.

WITNESS my hand this 15th day of March, 2013.

Jason T. Gwaltney

Ashley Gwaltney

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason T. Gwaltney and Ashley Gwaltney, 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 Smyrna, TN, this 15th day of March, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD