FOR RECORDING PURPOSES

File No.

Davidson County DEEDWARRSP
Recvd: 03/20/13 15:02 6 pgs
Fees:33.00 Taxes:1996.29
20130320-0027753

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $539,537.19

Carrie Leonard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

Helen Cho
NOTARY PUBLIC

COMMISSION EXPIRES: 2/6/2016

HELEN CHO
COMM. #1966217
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 6, 2016

NRO1 NRO1

# Special Warranty Deed

THIS INSTRUMENT PREPARED BY:

Sara Vogt-Lowell, Attorney-at-Law

22917 Pacific Coast Hwy, Suite 300, Malibu CA 90265

46667154

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| **AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC** | **AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC** | |
| **Attn: Legal Dept.** | **Attn: Tax Dept.** | **SEE ATTACHED EXHIBITS** |
| **22917 Pacific Coast Highway, Suite 300** | **22917 Pacific Coast Highway, Suite 300** | |
| **Malibu CA 90265** | **Malibu CA 90265** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**AH4R-TN 11, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

**AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever 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, **this** 3rd **day of** February, **20** 13.

**AH4R-TN 11, LLC,**
**A DELAWARE LIMITED LIABILITY COMPANY**

Carrie Leonard

**By: Carrie Leonard**
**Its: Vice President**

State of California )
County of Los Angeles )

On MARCH 7, 2013 before me, HELEN CHO, Notary Public, personally appeared Carrie Leonard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Helen Cho (Seal)



**EXHIBIT "A-1"**
**LEGAL DESCRIPTION**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.3 ON THE PLAN OF SUGAR VALLEY, A PLANNED UNIT DEVELOPMENT, SECTION ONE ADDITION, "CLUSTER LOT SUBDIVISION", OF RECORD IN INSTRUMENT NO. 20030708-0093537, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING the same property conveyed to AH4R-TN 11, LLC, by deed from Federal Home Loan Mortgage Corporation, of record on September 10, 2012, in Instrument No. 20120910-0081953, in the Register's Office for Davidson County, Tennessee.

**THIS IS IMPROVED PROPERTY KNOWN AS: 7348 CAMPTON ROAD, NASHVILLE TN 37211.**

**APN: 181-01-0-B-003.00**

**Order No.: TN11042**

**EXHIBIT "A-2"**
**LEGAL DESCRIPTION**

Land in Davidson County, Tennessee, being Lot No. 428A on the Subdivision Plat of Cane Ridge Farms, Phase One, Section Three, of record as Instrument No. 20010606-0059239 and revised by Instrument No. 20020712-0084136 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

BEING the same property conveyed to AH4R-TN 11, LLC, by deed from Orchard Terrace Estates, LLC, of record on September 13, 2012, in Instrument No. 20120913-0083290, in the Register's Office for Davidson County, Tennessee.

**THIS IS IMPROVED PROPERTY KNOWN AS: 1201 BLAIRFIELD DRIVE, ANTIOCH TN 37013.**

**APN: 174-11-0A-136.00**

**Order No.: TN11051**

**EXHIBIT "A-3"**
**LEGAL DESCRIPTION**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Autumn Oaks, Section One, of record in Plat Book 9700, Pages 913 and 914, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to AH4R-TN 11, LLC, by deed from Fannie Mae A/K/A Federal National Mortgage Association, of record on September 10, 2012, as Instrument No. 20120910-0082016, in the Register's Office for Davidson County, Tennessee.

**THIS IS IMPROVED PROPERTY KNOWN AS: 6733 AUTUMN OAKS DRIVE, BRENTWOOD TN 37027.**

**APN: 181-10-0A-008.00**

**Order No.: TN11043**

AMERICAN HOMES 4 RENT
46667154 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

*WHEN RECORDED, RETURN TO:*
*FIRST AMERICAN MORTGAGE SERVICES*
*1100 SUPERIOR AVENUE, SUITE 200*
*CLEVELAND, OHIO 44114*
*NATIONAL RECORDING*

# True Copy Certification

I, Rob Joffre, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Rob Joffre who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal




