Box 360

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-FH-13-2116

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent	SAME	
23815 Stuart Ranch Rd. Suite 302 (ADDRESS)	(NAME) (ADDRESS)	
Malibu CA 90265 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	135-6-A-44.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GEORGE STEVEN BELL, III, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMERICAN HOMES 4 RENT PROPERTIES THREE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 44, FORGE RIDGE, RESUBDIVISION OF LOT 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 295-296, CORRECTED IN BOOK 10316, PAGE 880, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE STEVEN BELL, III BY CASH DEED FOR TENNESSEE FROM MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 30TH DAY OF JULY, 2001 IN INSTRUMENT NO. 20010730-0080530, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGES 295-296, CORRECTED IN BOOK 10316, PAGE 880, AND PLAT BOOK 9700, PAGE 56; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10284, PAGE 937; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 9543, PAGE 800; AND EASEMENT TO SOUTHERN BELL TELEPHONE OF RECORD IN BOOK 1083, PAGE 274 AND BOOK 1129, PAGE 253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE AND USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved (X) property, known as 2116 Forge Ridge Circle, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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.

BILL GARRETT, Davidson County
Trans:T20130024176 DEEDWARR
Recvd: 03/25/13 14:41 2 pgs
Fees:13.00 Taxes:525.40

20130325-0029292

Witness my/our hand(s) this 18th day of March, 2013.

George Steven Bell, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Steven Bell, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of March, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903