Bok 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130026589 DEEDWARR
Recvd: 04/02/13 13:36 2 pgs
Fees:13.00 Taxes:736.30
20130402-0032406

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$199,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of March, 2013.

Notary Public
My Commission expires: _____
(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

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY PARTIES INVOLVED. THE PREPARER MAKES TO REPRESENTATIONS TO THE ACCURACY OR VALIDITY OF TITLE.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
American Homes 4 Rent Properties Three, LLC	New Owner	164100A38900
23815 Stuart Ranch Road, Suite 302		
Malibu, CA 90265		

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, **Samir Y. Habib**, 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 434, Final Plat, Village Nine, SUMMERFIELD SUBDIVISION, as shown by plat of record in Instrument Number 20060718-0086560, 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 Samir Y. Habib by Warranty Deed from REDUS Nashville Housing, LLC dated December 6, 2010 and found of record in Instrument Number 20101210-0098377, Register's Office 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 years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book Instrument Number 20060718-0086560, Register's Office Davidson County, Tennessee.
- Covenants, conditions, restrictions and easements as set forth in instrument recorded in Book 11588, page 484; Book 11669, page 376; Book 11648, page 660; Book 11648, page 662 and Instrument Numbers 20000113-000477; 20000824-0083643; 20010308-0021946; 20010504-0046260; 20030527-0071168; 20060724-0089080; 20060921-0117120; 20010326-0028531; and 20010504-00462641, Register's Office for Davidson County, Tennessee.
- This property has never been used as the Grantors primary residence and/or marital residence.
- Samir Youssef Habib and Samir Y. Habib are one and the same person.

This is improved property known as: **4237 Shagbark Trail, Antioch, TN 37013**

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.

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 28, 2013.

Samir Y Habib by Sally Habib as attorney in fact.

Samir Y.Habib by Sally Habib as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared SALLY HABIB, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for SAMIR Y. HABIB , the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name SAMIR Y. HABIB, the bargainor(s), by the said SALLY HABIB, as Attorney-in-Fact.

POA of record in Instrument Number 20130308-0023264, RODCTN

WITNESS my hand and seal, this 28th day of March, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE