WARRANTY DEED

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

B-082

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/8/15

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Homes 4 Rent Properties Three, LLC, a Delaware Limited Liability Company	American Homes 4 Rent Properties Three, LLC, a Delaware Limited Liability Company	064-15-0A-042:00
(NAME)	(NAME)	
22917 Pacific Coast Hwy., Ste 300	22917 Pacific Coast Hwy., Ste 300	
(ADDRESS)	(ADDRESS)	
Malibu, CA 90265	Malibu, CA 90265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130027081 DEEDWARR
Recvd: 04/03/13 14:20 2 pgs
Fees:13.00 Taxes:569.80
20130403-0032984

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jessica L. Davis, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **American Homes 4 Rent Properties Three, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), their heirs and/or 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. 18 on the Plan of Section Two, Plantation Walk, of record in Plat Book 7900, page 858 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Minnie Kilgore by Deed from Michael L. Wilson and wife, Melissa W. Wilson, dated 06/28/2005 and filed for record on 07/01/2005 in Instrument 200507010075863, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Minnie Kilgore and Emmanuel Wesley Kilgore as joint tenants with right of survivorship by Deed from Minnie Kilgore, dated 04/18/2006 and filed for record on 04/21/2006 in Instrument 200604210045754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Minnie Kilgore by Deed from Emmanuel Wesley Kilgore, an unmarried man, dated 06/20/2012 and filed for record on 06/25/2012 in Instrument 201206250055597, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica L. Davis, single person by Deed from Minnie Kilgore, unmarried, dated 06/29/2012 and filed for record on 07/05/2012 in Instrument 201207050058716, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 625, Plat Book 7900, Page 858, said Register's Office.

Restrictions of record in Book 9231, Page 719, as amended of record in Book 9547, Page 904, said Register's Office.

Charter of record in Book 9315, Page 723, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 208 Mill Springs Place, Old Hickory, TN 37138-2066
(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/or 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/or 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 18th day of March, 2013.

Jessica L. Davis

Jessica L. Davis

State of Tennessee
County of Wilson

Personally appeared before me Jessica L. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of March, 2013.

Lissa Groom

Notary Public
My Commission Expires: 9·12·16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

~~RETURN TO~~:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122