FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20130030772 DEEDWARR Recvd: 04/15/13 15:21 2 pgs Fees:13.00 Taxes:551.30 20130415-0037371	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 5, 2013.** Notary Public MY COMMISSION EXPIRES: 7/14/2013 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0237**

HUGH B. SHOULDERS JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Three, LLC	**American Homes 4 Rent Properties Three, LLC**	**087-01-0A-072.00 CO**
(NAME) **22917 Pacific Coast Highway, Ste 300**	(NAME) **22917 Pacific Coast Highway, Ste 300**	
(ADDRESS) **Malibu, CA 90265**	(ADDRESS) **Malibu, CA 90265**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew S. Courtner and Laura C. Courtner, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot 146, Section 1-A, Chesney Glen, according to survey and plat of same appearing of record in Book 9700, Page 288, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Andrew S. Courtner and Laura C. Courtner, husband and wife by Special Warranty Deed from U.S. Bank National Association, as Trustee on behalf of the Credit Suisse First Boston Mortgage Securities Corp. Home Equity Pass Through Certificates, Series, 2006-8, recorded on March 23, 2011 in Instrument No. 20110323-002659, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4205 Chesney Glen Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **April, 2013**.

Andrew S. Courtner

Laura C. Courtner

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Andrew S. Courtner and Laura C. Courtner**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **5th** day of **April, 2013**.

NOTARY PUBLIC

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON