THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030149** Return To: Four Star Title, LLC 2508 N. Mt. Juliet Road Mt. Juliet, TN 37122 #13-0261	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $231,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2013. Notary Public My Commission Expires: 3-28-15

Shelia McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

Address New Owner: American Homes 4 Rent Properties Three, LLC 22917 Pacific Coast Hwy., Ste 300 Malibu, CA 90265	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064080A03100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Putman and Julie Putman, Husband and Wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **American Homes 4 Rent Properties Three, LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section One, Merritt Downs of record in Instrument No: 20010523-0053201, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Putman and Julie Putman, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 4th day of June, 2003 in Instrument No. 20030604-0076870, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, MERRITT DOWNS, as recorded in Instrument No. 20010523-0053201.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20010604-0057881, 20010702-0069864, 20040716-0085315 and 20041123-0140102.

Terms and provisions of by-Laws recorded in Instrument No. 20010608-0060786.

Charter of Homeowners Association recorded at Instrument Nos. 20010608-0060785 and 20011127-0129417.

Easement for Drainage, recorded in Book 8632, Page 146.

BILL GARRETT, Davidson County
Trans:T20130033994 DEEDWARR
Recvd: 04/25/13 10:42 2 pgs
Fees:13.00 Taxes:854.70
20130425-0041130

Easement for Utilities, recorded in Book 4910, Page 838.

Ingress and Egress Rights described in Deed recorded in Book 5699, Page 537. Conveyance to Homeowners Association recorded at Instrument No. 20020619-0074316.

This is improved property located at 1201 Misty Glen Ct Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2013.

William Putman by Julie Putman AS attorney In fact

William Putman

Julie Putman.

Julie Putman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Putman,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for William Putman,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of April, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014