BILL GARRETT, Davidson County
Trans:T20130034849 DEEDWARR
Recvd: 04/29/13 10:41 2 pgs
Fees:13.00 Taxes:504.13
20130429-0042167

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $136,250.00

Affiant

Subscribed and sworn to before me, this 25 day of April 2013.

Notary Public
My commission expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Address of New Owner:	Send Tax Bills to:	Tax Information
American Homes 4 Rent 708 Woodcraft Drive Nashville, TN 37214	AH4R 22917 Pacific Coast Hwy ste 300 Malibu, Ca 90265	108 15 0A 011.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blu Compass Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **American Homes 4 Rent Properties Six, LLC, a** Delaware **limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Percy Priest Woods Subdivision (Revision of Cheswicke park P.U.D.), as of record in Book 9700, page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Blu Compass Properties, LLC by Warranty Deed from Tracy Lynn Petty, recorded at Instrument Number 20130211-0013853, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 708 Woodcraft Drive, Nashville, TN 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 25th day of April, 2013.

Blu Compass Properties, LLC

By: _____

Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT NICODEMUS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the MANAGING MEMBER for **Blu Compass Properties, LLC** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the MANAGING MEMBER for **Blu Compass Properties, LLC.**

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of April, 2013.

_____
Notary Public

My Commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2013042528