Box 36

This Instrument Prepared By:
**Lee & Lee Attorneys at Law, PC**
**109 East Gay Street, 615-444-1312**
**Lebanon, Tennessee 37087**

L&L# 9041-49B

ADDRESS NEW OWNER:

American Homes 4 Rent Properties Three, LLC
23815 Stuart Ranch Road, Suite 302
Malibu, CA 90265

SEND TAX BILL TO:
**Owner**

MORTGAGEE:

_____
_____
_____

MAP **149150A05600CO**
GROUP
PARCEL

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Third Group, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **American Homes 4 Rent Properties Three, LLC**, hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 49, Section Two, on the Plan of Cambridge Forest, of record in Plat Book 9700, page 672 and 673, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Third Group, LLC by deed from John Hill dated April 17, 2008, of record in Instrument No. 20080422-0040976, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Edencrest Court, Antioch, Tennessee 37013. Possession is to be given on April 25, 2013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its successors and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130035024 DEEDWARR
Recvd: 04/29/13 13:50 2 pgs
Fees:13.00 Taxes:610.50
20130429-0042421

WITNESS our hands this the 25th day of April, 2013.

Third Group, LLC

Reed Working

By: Reed Working, Chief Manager

STATE OF TENNESSEE )
COUNTY OF WILSON )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Reed Working** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager of Third Group, LLC,** the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 25th day of April, 2013.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is **$165,000.00**.

Catherine M. Wood

AFFIANT

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

June E. Rowell

NOTARY PUBLIC

My Commission Expires: 5-20-14

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