FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 24, 2013.** Notary Public MY COMMISSION EXPIRES: 7/14/2013 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130037326 DEEDWARR
Recvd: 05/06/13 09:37 2 pgs
Fees:13.00 Taxes:588.30
20130506-0045209

WARRANTY DEED

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

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

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

File #**13-0219**

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**	**062-02-0B-109.00 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, **Paul F. Stevens and wife, Barbara S. Stevens,** 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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of the First Amendment to Abbington Park, Phase One – Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul F. Stevens and wife, Barbara S. Stevens by Warranty Deed from Beazer Homes Corp. recorded November 28, 2005 in Instrument Number 20051128-0142909, Register's Office for 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 **3337 Cain Harbor Drive, Nashville, TN 37214**
(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 **24th** day of **April, 2013**.

Barbara S. Stevens

Barbara S. Stevens

Paul F. Stevens

Paul F. Stevens by Jeff Morris, As Attorney In Fact

By: Jeff Morris, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

Before me, the undersigned Notary, personally appeared Barbara S. Stevens, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purpose herein contained as her free act and deed.

Witness my hand and official seal this 24th day of April, 2013.

NOTARY

My Commission Expires: 7/14/2013

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

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

Before me, the undersigned Notary, personally appeared Jeff Morris, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Paul F. Stevens, and who acknowledged that he/she executed the same as the free act and deed of the said Paul F. Stevens, by virtue of a Power of Attorney, duly executed and appearing of record in Book ~~*~~ *20130506-0045208, page _____, said Register's Office..

Witness my hand and official seal this 24th day of April, 2013.

NOTARY

My Commission Expires: 7/14/2013

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