# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130039402 DEEDWARR
Recvd: 05/10/13 14:04 2 pgs
Fees:13.00 Taxes:669.70
20130510-0047661

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$181,000.00.**

Affiant

Subscribed and sworn to before me this 10 day of MAY, 2013

Notary Public
My Commission expires: 5-20-14
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| American Homes 4 Rent Three, LLC | New Owner | 173-08-0-A-119.00 |
| 23815 Stuart Ranch Road, Suite 302 | | |
| Malibu, CA 90265 | , | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lake Forest Homes, Inc. a Tennessee Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **American Homes 4 Rent Properties Three, LLC, a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot Number 101 Deer Valley, Section Four, a Cluster Subdivision, as shown by plat of record in Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Lake Forest Homes, Inc., a Tennessee corporation by Warranty Deed from Pine Oaks Properties Two, G.P. a Tennessee general partnership dated January 29, 2013 of record in Instrument Number 20130130009576, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20070807-0093758, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20040224-0020945, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 222, Page 565, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3045 Bluffhollow Gap, Cane Ridge, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 8, 2013.

**Lake Forest Homes, Inc**

**By Tomer Minuskin, President**

**State of Tennessee)**
**County of Davidson)**

**Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared TOMER MINUSKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the PRESIDENT of Lake Forest Homes, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as the PRESIDENT.**

**Witness my hand, at office, this 8th day of May, 2013.**

**Notary Public** **My commission expires:** 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY