BILL GARRETT, Davidson County
Trans:T20130043626 DEEDWARR
Recvd: 05/24/13 10:03 2 pgs
Fees:13.00 Taxes:588.30

20130524-0052695

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

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

CONNIE J. BUCHANAN STATE OF TENNESSEE Nnotary PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Three, LLC	NEW OWNER	173160A23500CO
(NAME)	(NAME)	
28315 Stuart Ranch Rd ste 302		
(ADDRESS)	(ADDRESS)	
Malibu CA 90265		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Alan Fuchs and Betty D. Fuchs**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 150 on the Plan of Hidden Creek, Phase 3, Section 2, of record in Instrument No. 20050714-0081683, 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 Alan Fuchs and Betty D. Fuchs, husband and wife, by deed from Peter J. Jones, Jr., and Carrie Jones, husband and wife, dated April 28, 2008 of record in Instrument No. 20080501-0044716, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3505 Chandler Cove Way, Antioch, TN 37013

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, has 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.

Witness our hands this **17th** day of **May, 2013**

Alan Fuchs

Alan Fuchs

Betty D Fuchs

Betty D. Fuchs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Alan Fuchs and Betty D. Fuchs**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **May, 2013**

Notary Public

My commission expires: _____

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013