WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00.

Affiant

Subscribed and sworn to me on May 24, 2013.

NOTARY PUBLIC

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

BILL GARRETT, Davidson County
Trans:T20130044335 DEEDWARR
Recvd: 05/28/13 15:24 2 pgs
Fees:13.00 Taxes:703.00
20130528-0053659

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26338SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Three, LLC 23815 Stuart Ranch Road, Ste 302 Malibu, CA 90265	SAME AS NEW OWNER	164-10-OA-286.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Barbara L. Witte and husband, James M. Witte, hereinafter called **"GRANTORS,"** have 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 **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 387, as shown on the map entitled the Plan of Summerfield, Village Seven, of record in Instrument No. 20041130-0142175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BARBARA L. WITTE AND JAMES M. WITTE, WIFE AND HUSBAND, by deed from CAPITOL HOMES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20060329-0035698, dated March 9, 2006, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11588,

page 484 and amended in Book 11669, page 376, and Instrument Nos. 20010308-0021946, 20010504-0046260, 20030527-0071168 and 20050317-0029621, said Register's Office.

4. Assessments set out in Declaration of Covenants, Conditions and Restrictions, contained in an instrument of record in Book 11588, page 484, said Register's Office.
5. Easements set out in Declaration of Covenants, Conditions and Restrictions, contained in an instrument of record in Book 11588, page 484, said Register's Office.
6. Storm Water Detention Agreement of record in Instrument No. 20000113-0004777 and Instrument No. 20031028-0158502, said Register's Office.
7. Easement(s) of record in Instrument No. 20000824-0083643, said Register's Office.

This property is also known as improved property located at 3404 Bent Wood Cove, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on May 24, 2013.

Barbara L. Witte

Barbara L. Witte

James M. Witte

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 24, 2013, before me personally appeared Barbara L. Witte and James M. Witte to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 24, 2013.

June E. Rowell

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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