BILL GARRETT, Davidson County
Trans:T20130045060 DEEDWARR
Recvd: 05/30/13 13:48 2 pgs
Fees:13.00 Taxes:580.90
20130530-0054547

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of May, 2013, by and between Hany Abdo and Sahar Abdelnour, a married couple, party of the first part, and American Homes 4 Rent Properties Six, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 295 on the Final Plat, Old Hickory Hills, Phase III, Section II, as shown on said Plat of record in Instrument No. 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lots.

Being all or part of the same property conveyed to Hany Abdo by virtue of that certain Warranty Deed dated June 24, 2011, at Instrument No. 20110628-0049211 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

HANY ABDO
Hany Abdo

Sahar Abdelnour
Sahar Abdelnour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Hany Abdo and Sahar Abdelnour, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMONIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	American Homes 4 Rent Properties Six, LLC 23815 Stuart Ranch Road, Suite 302 Malibu, CA 90265
Tax Parcel No	182060A35800CO
Property Address:	9213 Thomason Trail Antioch, TN 37013
MAIL TAX BILLS TO:	NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $157,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Catherine M. Wood
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of May, 2013.

Amanda L Echols
Notary Public

My Commission Expires:_____

AMANDA L ECHOLS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES:
September 5, 2016