WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047023 DEEDWARR
Recvd: 06/05/13 13:30 2 pgs
Fees:13.00 Taxes:758.50

20130605-0057199

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00.

Affiant

Subscribed and sworn to me on May 30, 2013.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 201[illegible]
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26139SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Three, LLC 23815 Stuart Ranch Rd., Ste 302 Malibu, CA 90265	SAME	181-03-0A-271.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert R. Taeidkashani, unmarried, 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, 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) 21, as shown on the map entitled the Plan Section One, Phase One, Addition to Indian Creek Estates, RS-10 Subdivision - Cluster Lot Option, Planned Unit Development, of record in Instrument No. 20060330-0035946, 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 ROBERT R. TAEIDKASHANI, UNMARRIED, by deed from SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20130123-0007404, dated January 23, 2013 , 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. Matters shown on the Plan of record as Instrument No. 20060330-0035946, said Register's Office.

4. 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 10752, page 553, Book 11708, page 575, and as Instrument No. 20000727-0074152, 20060523-0060562, 20070605-0067129, 20070606-0067790, and 20070606-0067791, said Register's Office.
5. Stormwater Detention Agreement of record in Book 10729, page 380, and as Instrument Nos. 20041025-0128024 and 20060526-0062237, said Register's Office.
6. Easement granted unto the United Telephone Company of record as Instrument No. 20000802-0076584, said Register's Office.
7. Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record as Instrument No. 20070710-0082048, said Register's Office.

This property is also known as improved property located at 7457 Stecoah Street, 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 GRANTEE, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE 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 30, 2013.

Robert R. Taeidkashani

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 30, 2013, before me personally appeared Robert R. Taeidkashani, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 30, 2013.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE