Box 36e

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $222,000.00.

Affiant

Subscribed and sworn to me on June 5, 2013.

NOTARY PUBLIC 5-20-14

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130047407 DEEDWARR
Recvd: 06/06/13 14:03 3 pgs
Fees:18.00 Taxes:821.40
20130606-0057709

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26534SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Six, LLC 23815 Stuart Ranch Road, Ste 302 Malibu, CA 90265	SAME AS NEW OWNER	141-15-0D-084

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, MELINDA BENTON and husband, ALAN BENTON, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Six, LLC, 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) 84, as shown on the map entitled Phase II, "Sheffield" on the Harpeth, of record as Plat Book 6900, pages 410 and 411, 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 MELINDA BENTON and ALAN BENTON, wife and husband, by deed from JOHNNY R. KRAUS, of record as Instrument No. 20070918-0111827, dated August 10, 2007, said Register's Office. Power of Attorney of record as Instrument No. 20120319-0022951, Register's Office for Davidson County, Tennessee.

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 as Book 6925, page 900 and Book 7145, page 954, said Register's Office.

4. Matters shown on the Plan of record as Plat Book 6900, pages 410 and 411, said Register's Office.
5. Transmission Line Easement of record as Book 4136, page 525, said Register's Office.
6. Easement and right-of-way to United States of America upon the relation and for the use of the Tennessee Valley Authority of record in Book 4279, page 731, said Register's Office.
7. Sanitary Sewer Easement of record as Book 8569, page 481, said Register's Office.
8. Water Line Easement of record as Book 5738, page 829, said Register's Office.

This property is also known as improved property located at 8005 Claytie Circle, Nashville, TN 37221.

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 June 5, 2013.

Melinda Benton
MELINDA BENTON

Alan Benton By Melinda Benton Attorney in Fact
ALAN BENTON
By Melinda Benton, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 5, 2013, before me personally appeared MELINDA BENTON, 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 she executed the same as her free act and deed.

June E. Rowell
Notary Public

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

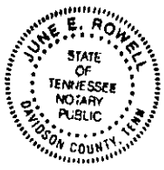
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Alan Benton, as his Attorney in Fact, as the free act and deed of the within named Alan Benton.

Witness my hand and official seal this 5th day of June 2013.

June E. Rowell
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE