WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/8/15

(AFFIX SEAL)

Shella McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

13-D436

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Six, LLC, a Delaware Limited Liability Company	American Homes 4 Rent Properties Six, LLC, a Delaware Limited Liability Company	086-12-0-A-013.00 CO
(NAME)	(NAME)	
22917 Pacific Coast Highway, Ste. 300	22917 Pacific Coast Highway, Ste. 300	
(ADDRESS)		
Malibu, CA 90265	Malibu, CA 90265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charles Brown, III and wife, Kessi L. Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Homes 4 Rent Properties Six, 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:

Being Lot No. 13, on the Plan of Final Plat, Revision of Section 1, Tulip Grove Pointe "Cluster Lot Subdivision" as the same appears of record in Instrument No. 20060905-0109478, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Charles Brown, III and wife, Kessi L. Brown, by deed of record in Instrument Number 20080805-0080542, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Tulip Grove Pointe of record in Instrument No. 20060905-0109478, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20060627-0076734, Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20031106-0162953, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 300 Canal Court, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

BILL GARRETT, Davidson County
Trans:T20130048385 DEEDWARR
Recvd: 06/10/13 15:33 2 pgs
Fees:13.00 Taxes:739.63

20130610-0058911

Witness our hands this 30th day of May, 2013.

Charles Brown III

Kessi L. Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Brown, III and wife, Kessi L. Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of May, 2013.

Commission expires: 7-29-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013