(2)

BOOK 36

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
American Homes 4 Rent Properties Six, LLC
23815 Stuart Ranch Rd., Ste 302
Malibu, CA 90265

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

BILL GARRETT, Davidson County
Trans:T20130051290 DEEDWARR
Recvd: 06/18/13 14:13 3 pgs
Fees:18.00 Taxes:632.70
20130618-0062269

MAP 173-11
GROUP 0A
PARCEL 090.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Munoz, Jr., unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **American Homes 4 Rent Properties Six, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 69, Section 3, Stanford Village, as shown on plat of record in Instrument No. 20011217-0139079, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Munoz, Jr., married, by deed from Christopher Hendrickson and Meredith Hendrickson, husband and wife, of record in Instrument No. 20060427-0048346, Register's Office for Davidson County, Tennessee. Belinda Lucia Munoz, spouse of Robert Munoz, Jr., has since died and he has not remarried.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1000 Brianne Court, Antioch, Tennessee 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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 my hand this the **14th** day of **June, 2013.**

Robert Munoz Jr by Kathy Carter as attorney in fact

Robert Munoz, Jr., by Kathy Carter, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathy Carter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Robert Munoz, Jr.**, the bargainor, and that as said Attorney in Fact, she executed the within Deed on his behalf for the purposes therein contained by signing the name of **Robert Munoz, Jr.** as his free act and deed.

WITNESS my hand and official seal this 14th day of June, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My commission expires: 3-30-15

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $171,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of June, 2013.

~~Tisha C. Baldwin~~
NOTARY PUBLIC

My Commission Expires: 5/20/2014

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