Box 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 Road, Suite 302
Malibu, CA 90265

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

MAP	**173-16**
GROUP	**0A**
PARCEL	**074**

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, **Kathy Carter and husband, Steven D. Carter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do 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 No. 87 as shown on the map entitled Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record as Instrument No. 20030213-0020016, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathy Carter and husband, Steven D. Carter by deed from Cynthia K. Collins, Co-Executrix and L. Michelle Bradley, Co-Executrix of the Estate of Dortha Regina Parker (a/k/a Regina Parker) with full power to sell without the joinder of any beneficiaries, dated 2/21/08 of record in Instrument No. 20080222-0017566, Register's Office for Davidson County, Tennessee.

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 **3648 Coles Branch, Antioch, Tennessee 37013.**

BILL GARRETT, Davidson County
Trans:T20130056888 DEEDWARR
Recvd: 07/03/13 13:57 2 pgs
Fees:13.00 Taxes:532.80
20130703-0069153

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, GRANTORS do 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, do further covenant and bind themselves, their 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 our hands this the **28th** day of **June, 2013.**

Kathy Carter

Kathy Carter

Steven D. Carter

Steven D. Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathy Carter and husband, Steven D. Carter**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of June, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

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 $144,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of June, 2013.

Catherine M. Wood

~~Tisha C. Baldwin~~
NOTARY PUBLIC
My Commission Expires: ~~3/30/2015~~
12-6-16

CATHERINE M. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-06-2016