Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056898 DEEDWARR
Recvd: 07/03/13 13:59 2 pgs
Fees:13.00 Taxes:762.20
20130703-0069156

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $206,000.00.

Affiant

Subscribed and sworn to me on June 28, 2013.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26140

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent,LP 23815 Stuart Ranch Road, Ste 302 Malibu, CA 90265	SAME AS NEW OWNER	181-03-0A-260

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, Robert Taeidkashani, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent, LP, 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) 67, as shown on the map entitled Section One of Phase One Addition to Indian Creek RS-10 Subdivision - Cluster Lot Option, of record as 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 a portion of the same property conveyed to SAF Properties, a Tennessee partnership by deed from Hurley-Y, a Tennessee general partnership, of record as Instrument No. 20041001-0118249, dated September 29, 2004, said Register's Office. Also being the same property conveyed to Robert Taeidkashani by quitclaim deed from SAF Properties, A Tennessee Partnership, of record as Instrument No. 20130619-0062542, said Register's Office.

Subject property is not now nor has it ever been the primary residence of the said Grantor.

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 as Book 10752, page 553; First Amendment of record as Instrument No. 20000727-0074152 and Supplement and Amendment of record as Instrument No. 20060523-0060562, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 11217, page 799, said Register's Office.
6. Storm Water Detention Agreement of record as Instrument No. 20041025-0128024, said Register's Office.

This property is also known as improved property located at 7271 Santeelah Way, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR 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 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 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 28, 2013.

Robert Taeidkashani

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On June 28, 2013, before me personally appeared Robert Taeidkashani, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 28, 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