Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059589 DEEDWARR
Recvd: 07/12/13 13:32 2 pgs
Fees:13.00 Taxes:869.50
20130712-0072354

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Affiant

Subscribed and sworn to me on July 10, 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 #~~261816P~~ 26138

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Three, LLC 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	183-05-0A-412.00 CO

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, TR&D Homes, Inc., a Tennessee corporation, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Three, LLC, a Delaware limited liability company 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 No. 542, on the Plan of Phase 5, Section 11, October Woods, a Residential P.U.D., of record as Instrument No. 20041119-0138999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to TR&D Homes, Inc., a Tennessee corporation by deed from H & J Builders, Inc. A Tennessee corporation, of record as Instrument No. 20091013-0094943, dated October 9, 2009, said Register's Office. 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. 20041119-0138999, 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 in Book 9840, page

276, as amended as Instrument No. 20041119-0139281, said Register's Office.

5. Easements as set out in the Declaration of Covenants, Conditions and Restrictions of record in Book 9840, page 276, said Register's Office.
6. Assessments as set out in the Declaration of Covenants, Conditions and Restrictions of record in Book 9840, page 276, said Register's Office.
7. Easement for Community Telephone Cabinet of record in Book 10766, page 666, said Register's Office.
8. Stormwater Detention Agreement of record in Book 11367, page 166, said Register's Office.

This property is also known as improved property located at 5292 Catspaw Drive, 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 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 July 10, 2013.

TR&D Homes, Inc., a Tennessee corporation

BY: _____

Sina Taeedkashani, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Sina Taeedkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President of TR&D Homes, Inc., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, on July 10, 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