WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130066420 DEEDWARR
Recvd: 08/02/13 13:55 2 pgs
Fees:13.00 Taxes:765.90
20130802-0081035

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $207,000.00.

Affiant

Subscribed and sworn to me on July 31, 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 #26137SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Six, LLC 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	181-03-0A-262

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TR&D Homes, Inc., a Tennessee Corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Six, LLC, a Delaware limited liability company, hereinafter called **"GRANTEE,"** 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) 65 , 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 TR&D Homes, Inc., a Tennessee Corporation by Quitclaim Deed from SAF PROPERTIES, A TENNESSEE PARTNERSHIP, of record as Instrument No. 20130424-0040644, Register's Office for Davidson County, Tennessee.

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.
7. Quitclaim Deed to Indian Creek HOA for open space of record as Instrument No. 20130516-0049304, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7275 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 GRANTEE, their heirs and assigns, forever, and GRANTOR does 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 31, 2013.

TR&D Homes, Inc., a Tennessee corporation

By: _____

Sina Taeedkashani, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sina Taeedkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of TR&D Homes, Inc., a Tennessee corporation, the within named bargainor, a corporation, 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 and official seal on July 31, 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