Bk 36
26738

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Carolyn R. Bullein
Affiant

Subscribed and sworn to before me this 6th day of August, 2013.

June E. Rowell
Notary Public
My Commission expires: 5/20/14
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
American Homes 4 Rent Properties Six, LLC	New Owner	164-13-A-7CO
30601 Agoura Road, Ste 200		
Agoura Hills, CA 91301		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Naser Mikhaeil and Hanan Khalil, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **American Homes 4 Rent Properties Six, LLC, a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot 7, Plan of Treehaven, Phase Two, as shown on Plat of record in Instrument Number 20000112-0004272, 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 Naser Mikhaeil and Hanan Khalil, Husband and Wife from HSBC MORTGAGE SERVICES, INC., by Special Warranty Deed on September 16, 2009, of record in Instrument Number 20091116-0105036, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000112-0004272, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11588, Page 484, as amended and supplemented in Book 11669, Page 376; Instrument Numbers 20010308-0021946; 20010504-0046260; 20060724-0089079; 20060724-0089080; 20060724-0089081; 20051103-0133359; 20051103-0133360 and 20030527-0071168, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 11648, Page 662 and Book 10774, Page 945, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6100 Bent Wood Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20130067838 DEEDWARR
Recvd: 08/07/13 14:02 2 pgs
Fees:13.00 Taxes:555.00
20130807-0082914

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 August 6, 2013.

Naser Mikhaeil
Naser Mikhaeil

Hanan Khalil
Hanan Khalil

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Naser Mikhaeil and Hanan Khalil,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 6, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY