WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075667 DEEDWARR
Recvd: 09/03/13 10:07 2 pgs
Fees:13.00 Taxes:730.62
20130903-0092237

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0025

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,465.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Six, LLC	Properties Six, LLC American Homes 4 Rent	97-2-A-407CO
2291 ~~Pacific~~ Coast Hwy ~~1308 Riverbirch Way~~ St 300 (NAME)	2291 Pacific Coast Hwy #300 (NAME)	
Malibu, CA 90265 ~~Hermitage, TN 37076~~ (ADDRESS)	Malibu, CA 90265 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Beazer Homes Corp., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **American Homes 4 Rent Properties Six, LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 407 on the plan of Villages of Riverwood, Section One, Phase 4A, of record in Instrument No. 20130412-0036733, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by Deed from Brown's Farm, a Tennessee General Partnership, of record in Instrument No. 20081222-0122059, and vested in Beazer Homes Corp., a Tennessee Corporation, by Deed from Brown's Farm, a Tennessee General partnership, and Chris Pardue, an individual of record in Instrument No. 20051219-0152200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is unimproved ☐
improved ☒

property, known as 1308 Riverbirch Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 29th day of August, 2013.

Beazer Homes Corp.

Ruth Lyon, VP

Ruth Lyon, Vice President of the
Indianapolis Regional Accounting Center ("RAC")

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of the Indianapolis Regional Accounting Center ("RAC") of Beazer Homes Corp., the within named bargainor, a corporation, and that she as such Vice President of the Indianapolis - RAC being authorized to do so pursuant to Resolution No. BHC 2010-15 executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Vice President of the Indianapolis - RAC.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2013.

Commission expires: 10-18-14

Anthony N. Greco

Notary Public



NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE