THIS INSTRUMENT PREPARED BY:
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

Davidson County DEEDTRS
Recvd: 09/09/13 08:23 4 pgs
Fees:23.00 Taxes:367.47
20130909-0094554

RETURN TO:
American Homes 4 Rent Properties THREE LLC
30601 Agoura Rd Ste 200
Agoura Hills, CA 91301
TN12445

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 25, 2003, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20030307-0030268 ("Deed of Trust"), Arkan K Gataa and Natalie L Gataa conveyed to John O Rhea, as Trustee, in the amount of $105,198 payable to National City Mortgage Co dba Commonwealth Mid-Atlantic Mortgage the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, PNC Bank, National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130107-0001605 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 1/11/2013, 1/18/2013, 1/25/2013, in The Nashville Ledger, by which advertisement the sale was held on March 7, 2013, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Jack Williams, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 99,317.00; and

WHEREAS, the holder of the debt has assigned its interests in the said property to the Jack Williams, his/her successors and assigns; and

WHEREAS, the holder of said debt for which the property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Jack Williams as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Nationwide Trustee Services, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey unto the American Homes 4 Rent Properties Three, LLC, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Being Lot No. 79A on the plan of the Resubdivision of Lots 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, 19B, 80A, and 80B, River Trace Estates, Phase 1, Section 1, of record in Plat Book 6900, pages 324 and 325, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Arkan K. Gataa and wife, Natalie L. Gataa from Gail Smith Tune, unmarried by Warranty Deed dated September 27, 2000 of record in Instrument No. 20001002-0096830, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all applicable restrictions, building setback lines, and any easements which may be of record in the Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument No. 200010020096830 in the Register's Office of Davidson County, Tennessee.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said American Homes 4 Rent Property Three, LLC, its successors and assigns forever, to whom the said, Nationwide Trustee Services, Inc., as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Nationwide Trustee Services, Inc., Substitute Trustee, has hereunto set his hand, this 7th day of March, 2013.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Leon Watts
Title: Authorized Signor

STATE OF GEORGIA

COUNTY OF FULTON

On this 7th day of March, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leon Watts, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Authorized Signor of Nationwide Trustee Services, Inc., the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2013

MARY C. NESBY NOTARY PUBLIC DeKALB COUNTY EXPIRES GEORGIA MAR. 30, 2013

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STATE OF GEORGIA
COUNTY OF FULTON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,317.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 7th day of March, 2013.

Mary C Nesby
Notary Public

My Commission Expires: 3/30/2013

MARY C. NESBY NOTARY PUBLIC DeKALB COUNTY EXPIRES GEORGIA MAR. 30, 2013

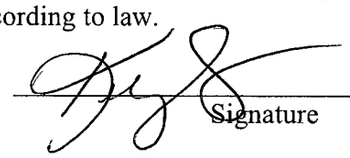
File No. 1798412
Property Address: 2741 Riverbend Dr, Nashville, TN 37214
Tax Parcel ID No.: 062020A00400CO

Mail Tax Notices To and Property Owner:

American Homes 4 Rent Properties THREE, LLC
30601 Agoura Rd Ste 200
Agoura Hills, CA 91301

True Copy Certification

I, Kelly Shapiro, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of _____

County of _____ see next page

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On June 24, 2013 before me, Susan Beth L. Watson Notary Public,
(Here insert name and title of the officer)

personally appeared Kelly Shazero,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

SUSAN BETH WATSON
Commission # 1920527
Notary Public - California
Los Angeles County
My Comm. Expires Jan 6, 2015

WITNESS my hand and official seal.

Susan Beth Watson
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- [ ] Individual (s)
- [ ] Corporate Officer

(Title)

- [ ] Partner(s)
- [ ] Attorney-in-Fact
- [ ] Trustee(s)
- [ ] Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document