BOK 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00.

Affiant

Subscribed and sworn to me on September 27, 2013

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans: T20130083868 DEEDWARR
Recvd: 09/27/13 13:38 2 pgs
Fees: 13.00 Taxes: 777.00

20130927-0101912

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25836SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Six, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	Same as New Owners	181-03-A-221.00 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, Lifestyle Home Builders, Inc., a Tennessee corporation, hereinafter called **"GRANTORS,"** 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 **"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 Lots No. 13 on the Plan of Revision One, 3rd Addition to Indian Creek, RS 10 Cluster Lot Subdivision, a Planned Unit Development, of record as Instrument No. 20050301-0022508, 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 Lifestyle Home Builders, Inc., a Tennessee Corporation by Warranty Deed from HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20130621-063672, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 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. 20050105-0001852, as revised as Instrument No. 20050301-002508, 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 10752, page 553, as amended as Instrument Nos. 20000727-0074152 and 20050118-0006063, said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20040902-0106369, said Register's Office.
6. Assessments as set out in the Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553, said Register's Office.
7. Easements as set out in the Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553, said Register's Office.
8.

This property is also known as improved property located at 6947 Calderwood Drive, Cane Ridge, 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 September 25 2013.

Lifestyle Home Builders, Inc.
a Tennessee corporation

BY: _____
Coby Hanai, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Coby Hanai, 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 Lifestyle Home Builders, 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 limited liability company by himself as President.

Witness my hand, at office, on September 27, 2013.

_____
Notary Public

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
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