Bk 36
26906

This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $146,900.00.

Affiant

Subscribed and sworn to before me, this 18th day of October, 2013.

Notary Public

My Commission Expires: 5-20-14

BILL GARRETT, Davidson County
Trans:T20130090020 DEEDWARR
Recvd: 10/18/13 14:17 2 pgs
Fees:13.00 Taxes:543.53
20131018-0109209

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

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road Agoura Hills, CA 91301	SAME	174-11-0A-196.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Corey Craig, Lloyd Craig and Randall Smith, as tenants in common,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **American Homes 4 Rent Properties Seven, LLC,** hereinafter called the Grantee, its heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 217 as shown on the map entitled Cane Ridge Farms, Phase Four, of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Corey Craig, Lloyd Craig and Randall Smith, as tenants in common, by deed dated January 6, 2007 of record in Instrument No. 20070212-0017834 and corrected by Scrivener's Affidavit of record in Instrument No. 20070402-0038838, Register's Office for Davidson County, Tennessee.

This property is not the usual place of residence of the Grantors.

This conveyance in made subject but not limited to the following:

1. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20000905-0087103; amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; and Instrument No. 20040319-003160, and amendment in Instrument No. 20041102-0131848, said Register's Office.
2. By-Laws of record in Instrument No. 20000905-0087103, said Register's Office.
3. Charter of Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-0147105, said Register's Office.
4. Agreement for Dedication of easement for water mains, access road, power lines and appurtenances of record in Book 5078, Page 476, said Register's Office.
5. Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office.
6. Easement to United Telephone Company of record in Instrument No. 20020123-0009340, said Register's Office.
7. Subject to all matters on plan of record in Instrument No. 20030721-0101773, said Register's Office.
8. Easement of Right of Way granted to USA in Book 4428, Page 565, said Register's Office.
9. Easement for right of way to Metropolitan Government of record in Book 5078, Page 476, said Register's Office.
10. Conveyance of Open Space to Homeowner's Association of record in Instrument No 20010815-0088361, said Register's Office.
11. Sanitary Sewer and Drainage easement in Instrument No. 20010300-1072141, said Register's Office.
12. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 2524 Kanlow Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of October, 2013.

Corey Craig

Lloyd Craig

Randall Smith

10-18-2013.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Corey Craig, Lloyd Craig and Randall Smith** with whom I am personally acquainted, and who upon oath, acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at Brentwood, Tennessee, 18th day of October, 2013.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY