BILL GARRETT, Davidson County
Trans: T20130093391 DEEDWARR
Recvd: 10/31/13 14:13 2 pgs
Fees: 13.00 Taxes: 497.65
20131031-0113221

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 25, 2013.** Notary Public MY COMMISSION EXPIRES: 7/17/2017 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0871**

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC	**American Homes 4 Rent Properties Seven, LLC**	**87-5A-117 CO**
(NAME) **22917 Pacific Coast Highway, Ste 300**	(NAME) **22917 Pacific Coast Highway, Ste 300**	
(ADDRESS) **Malibu, CA 90265**	(ADDRESS) **Malibu, CA 90265**	
(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, **Lisa V. Gill, (formerly known as Lisa D. Vaughn),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **American Homes 4 Rent Properties Seven, 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:

Being Lot No. 145, Final Plat Farmingham Wood, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa D. Vaughan, unmarried, by Warranty Deed from Joe D. Hampton, III and wife, Bonnie Deann Hampton recorded February 4, 2005 in Instrument Number 20050204-0013347, Register's Office for Davidson County, Tennessee. Lisa D. Vaughn having since married.

Andy Gill, spouse of Lisa D. Gill, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, he may have to the property listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5606 Royal Court, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **October, 2013**.

Lisa V. Gill

Andy Gill

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lisa V. Gill and Andy Gill**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **25th** day of **October, 2013**.

NOTARY PUBLIC

My Commission Expires: 7/17/2017

ROBIN D. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON