Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0855

This Instrument Prepared by:
Elizabeth H. Bowling, VP/General Counsel
Ascend Federal Credit Union
Post Office Box 1210
Tullahoma, TN 37388

Owner & Tax Liability:
American Homes 4 Rent Properties
Seven, LLC, a Delaware Limited
Liability Company
22917 Pacific Coast Hwv.. Suite 300
Malibu, CA 90265

BILL GARRETT, Davidson County
Trans:T20130093391 DEEDWARRSP
Recvd: 10/31/13 14:15 2 pgs
Fees:13.00 Taxes:499.50
20131031-0113222

Map 53-16, Parcel 178

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, this indenture, made on the 29th day of October, 2013, by and between Ascend Federal Credit Union, whose address is Post Office Box 1210, 520 Airpark Drive, Tullahoma, Tennessee 37388, hereinafter referred to as Grantor, has 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 Grantee, its successors and assigns, a certain tract or parcel of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of King Court Subdivision, Section Three, as of record in Plat Book 7900, page 958, amended in Book 9705, page 672 and Book 10159, page 42, Register's Office for Davidson County, Tennessee to which plan reference is made.
>
> Being the same property conveyed to Ascend Federal Credit Union by Substitute Trustee's Deed dated April 23, 2013, of record in Instrument No. 20130425-0041041, Register's Office of Rutherford County, Tennessee.
>
> Property address: 630 Kings Way Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. 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, the Ascend Federal Credit Union,

Tullahoma, Tennessee, has caused this Special Warranty Deed to be executed on this the 28th day of October, 2013.

ASCEND FEDERAL CREDIT UNION

BY: _____
CAREN C. GABRIEL, President/CEO

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, CAREN C. GABRIEL, with whom I am personally acquainted, and who acknowledged herself to be the President/CEO for Ascend Federal Credit Union, and who further acknowledged that she as such President/CEO, being duly authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tullahoma, Tennessee, this 28th day of October, 2013.

HOLLY HILL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

_____
NOTARY PUBLIC

My Commission Expires:

8/3/16

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 29 day of October, 2013.

_____
Notary Public

My Comm. Exp.: 2-8-16

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE