Box 36

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100109** 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	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $187,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2013. Notary Public My Commission Expires: 5-20-14

WARRANTY DEED

Address New Owner: American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-15-0-A 092.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph P. Croker and wife, Denise L. Croker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **American Homes 4 Rent Properties Seven, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 111, SECTION TWO, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 9700, Pages 316 and 317 and amended in Book 10995, Page 618, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph P. Croker and wife, Denise L. Croker by Warranty Deed from Fox Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc., recorded on the 3rd day of February, 1999 in Deed Book 11325, Page 45, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, BOONE TRACE AT BILTMORE, as recorded in Plat Book 9700, Page(s) 316 and 317 and amended in Book 10995, Page 618.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657, Book 9342, Page 312, re-recorded in Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817, Book 11455, Page 443 and Instrument No. 20010717-0075902.

Charter of Homeowners Association recorded in Book 9607, Page 534.

Easement recorded in Book 8992, Page 63 and Book 9665, Page 420.

Agreement for Dedication of Public Utilities Easement recorded at Instrument Nos. 20040204-0013636, 20071116-0134577 and 20071116-0134580.

BILL GARRETT, Davidson County
Trans:T20130093415 DEEDWARR
Recvd: 10/31/13 14:44 2 pgs
Fees:13.00 Taxes:691.90
20131031-0113255

This is improved property located at 605 Daniel Ct Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2013.

Joseph P. Croker

Denise L. Croker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph P. Croker and Denise L. Croker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014