Bof 36

WARRANTY DEED

File #13093527

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of OCT, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC, a Delaware Limited Liability Company	NEW OWNER	174-01-0A-015.00
(NAME)	(NAME)	
30601 Agoura Rd Ste 200		
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301		
(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, I/WE, **WRI-Nashville Residential Fund II, LLC,** 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. 98, on the plan of First Amendment Rivendell Woods Phase One Section One, as the same appears of record in Instrument No. 20070329-0037618, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to WRI-Nashville Residential Fund II, LLC by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 08/07/2013 of record in Instrument No. 20130918-0098183, said Register's Office.

This conveyance is subject to: (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) any and all other matters of public record.

unimproved ☐
This is improved ☒ property, known as **5580 Hickory Park Dr, Antioch,TN,37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

BILL GARRETT, Davidson County
Trans:T20130093416 DEEDWARR
Recvd: 10/31/13 14:46 2 pgs
Fees:13.00 Taxes:508.75

20131031-0113256

Witness our hands this 31st day of Oct, 2013.

WRI Nashville Residential Fund II, LLC

BY: _____

Steven Dotson, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared, Steven Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of WRI-Nashville Residential Fund II, LLC , the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and official seal at this 31st day of Oct, 2013.

Commission expires:

8/14/14

Vanessa E. Allen
Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130