This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-102460-FC

Davidson County DEEDTRS
Recvd: 11/14/13 16:17 3 pgs
Fees:18.00 Taxes:488.40
20131114-0117986

Tennessee
Map # 137-13-0A-085.00

TN13113

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 19, 2004, and recorded in Register's Instrument No. 20040607-0067076 in the Register's Office of Davidson County, Tennessee, Khanthong Keoneth and Desiree N. Hay, Unmarried, conveyed to Gary Fisher, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument Number 20130909-0094621 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on September 19, 2013 at which time said sale was postponed and held on October 24, 2013, at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201 of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale American Homes 4 Rent Properties Seven, LLC, whose address is 30601 West Agoura Road Ste 200 Agoura Hills, CA 91301 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED THIRTY TWO THOUSAND AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by American Homes 4 Rent Properties Seven, LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said American Homes 4 Rent Properties Seven, LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Lot Number 85, on the Plan of Section One Peninsula Point a Planned Unit Development of record in Plat Book 9700, (erroneously referred to a Book 8700 in Trust Deed of record at Instrument No. 20011213-0137925), Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Khanthong Att Keoneth, unmarried, and Desiree N. Hay, unmarried, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20040607-0067075, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto American Homes 4 Rent Properties Seven, LLC, its successors and and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on October 24, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 24, 2013 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
705 Milbridge Court,
Antioch, TN 37013-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
American Homes 4 Rent Properties Seven, LLC
30601 West Agoura Road STE 200
Agoura Hills CA 91301

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, October 24, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/6/2016

HELEN CHO
COMM. #1966217
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 6, 2016

True Copy Certification

I, Dru Lynch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, Helen Cho, a notary public for this county and state, Dru Lynch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: February 6, 2016

Notary' Seal (if on paper)