Bof 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130099814 DEEDWARR
Recvd: 11/25/13 15:10 2 pgs
Fees:13.00 Taxes:488.40

20131125-0121047

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,000.00.

Linda McKenzie
Affiant

Subscribed and sworn to me on November 22, 2013.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26968SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	164-10-A-006.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Linda McKenzie, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Seven, LLC, a Delaware Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on Plan of Village One Summerfield of record as Instrument No. 20000211-0014170 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Linda McKenzie, an unmarried person, by Warranty Deed from Kondaur REO, L.L.C., of record as Instrument No. 20101203-0096609 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record as Instrument No. 20000211-0014170 in the Register's Office for Davidson County, Tennessee.

4. Subject to Covenants, Conditions and Restrictions of record in Book 11588, page 484, as amended in Book 11669, page 376, Instrument No. 20010308-0021946, and Instrument No. 20010504-0046260 in said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20000113-0004777 in said Register's Office.
6. Easements of record as Instrument Nos. 20000809-0079074; 20000824-0083643; 20000913-0091248; 20000913-0091249; 20000804-0077639 and 20000913-0091247 in said Register's Office.
7. Charter of Homeowners' Association of record in Book 11648, page 660, and Instrument Nos. 20010326-0028531 in said Register's Office.
8. By-Laws of record in Book 11648, page 662, and Instrument No. 20010504-0046261 in said Register's Office.

This property is also known as improved property located at 117 Rock Glen Court, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands on November 22, 2013.

Linda McKenzie

Linda McKenzie

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On November 22, 2013, before me personally appeared Linda McKenzie, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 22, 2013.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE