FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$171,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 2, 2013.** Notary Public MY COMMISSION EXPIRES: 7/17/2017 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130101702 DEEDWARR
Recvd: 12/04/13 09:03 2 pgs
Fees:13.00 Taxes:632.70
20131204-0123376

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0889**

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC	**American Homes 4 Rent Properties Seven, LLC**	**86-12 A 2 CO**
(NAME) **30601 Agoura Road, Suite 200**	(NAME) **30601 Agoura Road, Suite 200**	
(ADDRESS) **Agoura Hills, CA 91301**	(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, WE, **Nicholas Vaughn and Samantha R. Vaughn, husband and wife, (formerly Nicholas Vaughn, unmarried and Samantha R. Thomas, unmarried, as joint tenants with rights of survivorship),** 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. 2, on the Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision", as the same appears of record in Instrument No. 20060905-0109478, 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 Nicholas Vaughn, unmarried and Samantha R. Thomas, unmarried, joint tenants with rights of survivorship, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, recorded September 22, 2008 in Instrument Number 20080922-0096444, Register's Office for Davidson County, Tennessee. Nicholas Vaughn and Samantha R. Thomas are now married to each other.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **105 Tulip Grove Point, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **December, 2013**.

Nicholas Vaughn

Samantha R. Vaughn

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Nicholas Vaughn and Samantha R. Vaughn**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **2nd** day of **December, 2013.**

NOTARY PUBLIC

My Commission Expires: 7/17/2017