BILL GARRETT, Davidson County
Trans:T20130101938 DEEDWARR
Recvd: 12/04/13 14:04 2 pgs
Fees:13.00 Taxes:658.60
20131204-0123627

Bk/36

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2013.

NOTARY PUBLIC

My commission expires: _____

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 PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Rd.,Ste 200 Agoura Hills, CA 91301	Same address as new owner	182-01-0A-036.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Eight Thousand and 00/100 Dollars ($178,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WHITNEY CANTRELL AND MICHAEL CANTRELL, WIFE AND HUSBAND**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 193, on the Plan of Section One, of Phase One, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record as Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Whitney Cantrell and Michael Cantrell, wife and husband, by Warranty Deed from Lifestyle Home Builders, Inc., a Tennessee Corporation, dated 8/11/2008, recorded 8/12/2008, of record in Instrument No. 20080812-0082761, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 508 Nightfall Court, Antioch, TN 37013.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of December, 2013.

WHITNEY CANTRELL

MICHAEL CANTRELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Whitney Cantrell and Michael Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of December, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014