BOY 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $252,500.00.

Affiant

Subscribed and sworn to me on December 9, 2013.

NOTARY PUBLIC

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:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27058SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Rd. Suite 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	160-16-0B-098.00-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, Shahin Derakhshani, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Seven, LLC, 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(s) 122, as shown on the map entitled Revision One Section One Brentwood Chase R20 Residential P.U.D., of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHAHIN DERAKHSHANI, by deed from JILL KRISTINE MOLTENI, of record in Instrument No. 20060517-0058107, dated May 12, 2006, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130103292 DEEDWARR
Recvd: 12/10/13 14:01 3 pgs
Fees:18.00 Taxes:934.25

20131210-0125231

SUBJECT PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

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. Matters shown on the Plan of record in Plat Book 9700, pages 936-941, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000531-0053798 and amended in Instrument No. 20000831-0086366, said Register's Office.
5. Easements as contained in an instrument of record in Instrument No. 20000531-0053798, said Register's Office.
6. Assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000531-0053798, said Register's Office.
7. Storm Water Detention Agreement of record in Book 11115, pages 281 and 286, said Register's Office.
8. Easement to the State of Tennessee for drainage facilities of record in Book 7902, page 389, said Register's office.
9. Agreement for dedication of easement for water mains and appurtenances of record in Book 8371, page 320, said Register's Office.

This property is also known as improved property located at 632 Palisades Court, Brentwood, TN 37027.

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 GRANTOR does covenant with the said GRANTEES that he is 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 GRANTOR does further covenant and bind himself, his 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 December 5, 2013.

Shahin Derakhshani

STATE OF CALIFORNIA)
COUNTY OF San Francisco)

On December 5th, 2013, before me personally appeared Shahin Derakhshani, ~~to me known (or~~ proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 5th, 2013.

NOTARY PUBLIC

My Commission Expires: 1-14-16

GUILLERMO CORTEZ
Commission # 1966611
Notary Public - California
San Francisco County
My Comm. Expires Jan 14, 2016