BILL GARRETT, Davidson County
Trans: T20130104324 DEEDWARR
Recvd: 12/13/13 14:11 3 pgs
Fees: 18.00 Taxes: 854.70

20131213-0126458

Box 36 (2)

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $231,000.00.

Affiant

Subscribed and sworn to me on December 13, 2013.

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 #27070SP

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	181-10-0A-031.00 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, Peter DePaolis and wife, Rosa T. DePaolis, hereinafter called **"GRANTORS,"** have 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 Number 347 on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700 at pages 913 and 914, Register s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to PETER DEPAOLIS, A MARRIED MAN, by deed from SHAWN T. CAVANAUGH AND WIFE, TRACY L. CAVANAUGH, of record as Instrument No. 20061023-0130766, dated October 17, 2006, said Register's Office.

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 913 and 914, said Register's Office.

4. Ingress/Egress Easement as set out for Graveyard purposes of record in Book 261, page 284, said Register's Office.
5. Easement for the use of the spring of record in Book 475, page 239, said Register's Office. Easement as set out in the Notice of Acceptance of Public Infrastructure of record as Instrument No. 20101207-0097287, said Register's Office.
6. Right of Way Agreement of record in Book 2245, page 271, said Register's Office. Partial Release of record in Book 6968, page 25, said Register's Office. Right of Way Agreement of record in Book 4240, page 667, said Register's Office. Partial Release of record in Book 6968, page 25, said Register's Office.
7. Contract of Easement and Furnishing of Water of record in Book 3376, page 239, said Register's Office.
8. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7515, page 298, said Register's Office.
9. Storm Water Detention Agreement of record in Book 7760, page 970, said Register's Office.
10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, page 196, Book 9343, page 199, and Book 11217, page 799, said Register's Office.
11. Restrictive Covenants as set out in the Warranty Deeds of record in Book 6704, page 397, and Book 6704, page 405, as amended in Book 6968, page 30, said Register's Office.
12. 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 as Instrument No. 20010912-0099443, as amended as Instrument Nos. 20030513-0064238 and 20101206-0096935, said Register's Office.

This property is also known as improved property located at 6728 Autumn Oaks Drive, 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 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 December 13, 2013.

Peter DePaolis

Peter DePaolis

Rosa T. DePaolis by Peter DePaolis, PD Atty in Fact

Rosa T. DePaolis
By: Peter DePaolis, Attorney in Fact Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 13, 2013, before me personally appeared Peter DePaolis 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 13, 2013.

NOTARY PUBLIC

My Commission Expires:



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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter DePaolis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Rosa T. DePaolis, as her Attorney in Fact, as the free act and deed of the within named Rosa T. DePaolis.

Witness my hand and official seal this 13th day of December 2013.

NOTARY PUBLIC

My Commission Expires:



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