BK 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106547 DEEDWARR
Recvd: 12/23/13 13:16 2 pgs
Fees:13.00 Taxes:921.30

20131223-0129383

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,000.00.

Affiant

Subscribed and sworn to me on December 20, 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 #27108SP

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 OWNE	172-05-0B-130.00-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, Douglas M. Kuertz, unmarried, 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) 16, as shown on the map entitled Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, 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 DOUGLAS M. KUERTZ, AN UNMARRIED MAN, by deed from PULTE HOMES TENNESSEE, LIMITED PARTNERSHIP, of record in Instrument No. 20020830-0105224 , dated August 27, 2002 , and by quitclaim deed from DANIELLE E. KUERTZ of record in Instrument No. 20080509-0048381, dated May 6, 2008, 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 Instrument No. 20001122-0115320, 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. 20001214-0123042, said Register's Office.
5. By-Laws of Sterling Oaks Phase III Homeowners Association, Inc. of record in Instrument No. 20001214-0123043, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, Page 177, Book 7121, Page 181, Book 7121, Page 185, Book 7250, Page 761, and in Book 7573, Page 231, said Register's Office.
7. Easement for transmission line of record in Book 1174, Page 37, and in Book 1205, Page 17, said Register's Office.
8. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto as set forth in Book 4600, Page 19, said Register's Office.
9. Agreement for Cancellation and Extinguishment of Easement of record in Book 9474, Page 745, said Register's Office.
10. Easements as set forth in the deeds of record in Book 2240, Page 167, and in Book 2927, Page 95, corrected in Book 2996, Page 487, said Register's Office.
11. Annual Assessments and Special Assessments as set forth in the Declaration of Covenants and Restrictions for the Sterling Oaks, Phase III of record in Instrument No. 20001214-0123042, said Register's Office.
12. Easements as set forth in the Declaration of Covenants and Restrictions for the Sterling Oaks, Phase III of record in Instrument No. 20001214-0123042, said Register's Office.

This property is also known as improved property located at 405 Carphilly 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 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 20, 2013.

Douglas M. Kuertz

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On December 20, 2013, before me personally appeared Douglas M. Kuertz, 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 20, 2013.

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