Prepared By-
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#13-0981

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
American Homes 4 Rent Properties Seven, LLC	Same as New	
(Name)	(Name)	
30601 Agoura Rd., #200	Owner	086 04 0C 023.00
(Address)	(Address)	
Agoura Hills, CA 81301		
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3, a Corporation ("Grantor"), in favor of American Homes 4 Rent Properties Seven, LLC, ("Grantee"). *

* a Delaware Limited LIability Company

FOR AND IN CONSIDERATION of the sum of One hundred Seventy-Five Thousand and 00/100----($175,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1213 Travelers Place, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20140005175 DEEDWARRSP
Recvd: 01/23/14 09:22 5 pgs
Fees:28.00 Taxes:647.50
20140123-0006328

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 9th day of January, 2014.

GRANTOR:

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3
By: JPMorgan Chase Bank, National Association, as Attorney in Fact

By: _____ 1-9-2014
Name: VLOSA DEVOLL
Its: VICE PRESIDENT

State of Texas
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid VLOSA DEVOLL who acknowledged to me that she/he is V.P. of JPMorgan Chase Bank, National Association, the attorney-in-fact for WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3, and that in its capacity as attorney-in-fact for WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR TRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 9 day of Jan., 2014

Notary Public
My Commission Expires: 3/5/16

JUDY LITTLE
Notary Public, State of Texas
My Commission Expires
March 5, 2016

State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 1/17/2014.

Notary Public

My Commission Expires: 3/28/15

Shella McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

RE: , , TN

DB1/67069091.2

"Exhibit A"

Described property located in Davidson County, Tennessee, to wit:

Being Lot Number 37 on the plan of Jackson's Grove, Phase Two, of record in Plat Book 8250, Page 999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20130612-0059676, in the Register's Office of Davidson County, Tennessee.

Parcel ID Number: 086 04 0C 023.00

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.