B04 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

June E. Rowell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)



NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC	American Homes 4 Rent Properties Seven, LLC	173110A11400CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
30601 Aguora Road, Suite 200	30601 Aguora Road, Suite 200	Trans:T20140007657 DEEDWARR Recvd: 02/03/14 12:14 2 pgs Fees:13.00 Taxes:629.00
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	20140203-0009358
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Clinton Shane Sloan, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **American Homes 4 Rent Properties Seven, LLC, a Delaware Limited Liability Company** , hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 114, on the plan of A Resubdivision of Lot 111, Section One and Section Four, Stanford Village, as shown on plat appearing of record in Instrument 200204250051154, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Clinton Shane Sloan by Warranty Deed dated 09/28/2010 from Jason Bostelman, married of record in Instrument 201009300077965, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. **(1)** This conveyance is subject to All matters as set forth per plat of record in Instrument 200204250051154, said Register's Office. **(2)** Restrictive Covenants of record in Instrument 200002030011283, as amended of record in Instrument 200002280019107 and Instrument 200003010020280, said Register's Office. **(3)** By-Laws of record in Instrument 200002170016311, said Register's Office. **(4)** Final Order of record in Book 2590, Page 545, said Register's Office. **(5)** Right of Way Easements of record in Book 2739, Page 637, Book 2740, Page 181, Book 4218, Page 425, Book 4229, Page 43, and Book 11263, Page 503, said Register's Office. **(6)** Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9466, Page 794, said Register's Office. **(7)** Partial Release of Right of Way of record in Book 11208, Page 14, said Register's Office. **(8)** All matters set out in document including but not limited to an Easement of record in Book 11263, Page 521, said Register's Office. and (9) Easement of record in Instrument 200103290030191, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 939 Barnes Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors and/or 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 my hand this 31st day of January, 2014.

Clinton Shane Sloan

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clinton Shane Sloan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of January, 2014.

Notary Public
My Commission Expires: 7/22/16

M P SILVESTROS
Notary Public
Dekalb County
State of Georgia
My Commission Expires Jul 22, 2016

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167