BILL GARRETT, Davidson County
Trans: T20140009231 DEEDWARR
Recvd: 02/10/14 09:41 2 pgs
Fees: 13.00 Taxes: 579.05

20140210-0011282

WARRANTY DEED

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#14-0028

B-RR-14-3716

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
American Homes 4 Rent Properties Seven, LLC (NAME)	**American Homes 4 Rent Properties Seven, LLC** (NAME)	
30601 Agoura Rd. (ADDRESS)	**30601 Agoura Rd.** (ADDRESS)	**87-1-A-118.00 CO**
Agoura Hills, CA 91301 (CITY) (STATE) (ZIP)	**Agoura Hills, CA 91301** (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, **KEVIN EAKES, MARRIED** hereinafter called the Grantor(s), have 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), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 45, CHESNEY GLEN, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 844, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KEVIN EAKES, MARRIED BY WARRANTY DEED FROM MICHAEL D. MILNES AND WIFE, MARGARET S. MILNES, RECORDED ON THE 4TH DAY OF NOVEMBER, 2011 IN INSTRUMENT NO. 20111104-0086591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 9700, PAGE 844 AND PLAT BOOK 9700, PAGE 215; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10278, PAGE 279, BOOK 10449, PAGE 215, BOOK 10449, PAGE 217, BOOK 10469, PAGE 924, BOOK 10528, PAGE 73, BOOK 10640, PAGE 944 AND BOOK 11317, PAGE 674; COVEYANCE OF OPEN SPACE TO HOA OF RECORD IN BOOK 11577, PAGE 623; HOA CHARTER OF RECORD IN BOOK 10290, PAGE 256; AND EASEMENT FOR DRAINAGE OF RECORD IN BOOK 11064, PAGE 911, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

This is ( ) **unimproved** (X) **improved** property known as **3716 Creston Court Hermitage, Tennessee 37076.**

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), their heirs and 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), 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 my/our hand(s) this 7th day of February, 2014.

Kevin Eakes

Rebecca Lynn Eakes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Eakes and Rebecca Lynn Eakes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~RETURN TO:~~
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212