Bof 36

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140009628 DEEDWARR
Recvd: 02/10/14 15:46 2 pgs
Fees: 13.00 Taxes: 680.80
20140210-0011792

RUTH M. FORAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON Comm. Expires 12.20.2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,000.00

Elizabeth Barnes
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7 DAY OF February 2014.

Ruth M. Foran
NOTARY PUBLIC

MY COMMISSION EXPIRES 12.20.2015

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6146 AM HOMES

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| American Homes 4 Rent Properties Seven, LLC | SAME | 108-12-0B-096.00-CO |
| 30601 Agoura Rd., Ste 200 | | |
| Agoura Hills, CA 91301 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**RANDALL KEEN, JR. AND LINDSAY A. KEEN, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1336 Timber Valley Dr, Nashville, TN 37214

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/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), their heirs 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 on the 7th day of February, 2014.

Randall E. Keen, Jr.

Lindsay A. Keen

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RANDALL E. KEEN, JR. AND LINDSAY A. KEEN, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7 day of February, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

14-R6146 AM HOMES

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 195, as shown on the map entitled Phase 1-A, Section Two, Harborview, of record in Plat Book 6900, pages 756-758, amended in Book 9096, page 764, 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 Randall E. Keen, Jr., by deed from Adrian Silitonga and Hui Yan, husband and wife, of record in Instrument No. 20120405-0029052, dated March 27, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.