Bk 36

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 164080A01200C0

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
American Homes 4 Rent Properties Seven, LLC
30601 W. Agoura Road, Ste 200
Agoura Hills, CA 91301

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **SALIH AHMED, MARRIED,** "Grantor(s)" has this day bargained and sold and do hereby transfer and convey unto **AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 195, Final Plat, Section One, Hallmark, A Cluster Lot Subdivision, according to plat and survey of same appearing of record in Plat Book Instrument Number 20050315-0028142, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Salih Ahmed, Married, by Deed from Secretary of Housing and Urban Development, of Washington D.C., dated 08/01/2008, appearing of record in Instrument Number 20080807-0081362, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Instrument Number 20050315-0028142; Road Agreement and Sewer Easement of record in Instrument Number 20040416-0043248; Ingress and Egress Easement of record in Deed Book 4706, page 227; Stormwater Detention Agreement of record in Instrument Number 20030519-0067720; Restrictive Covenants of record in Instrument Number 20051116-0138367; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

Feiroz Mostafa, wife of Salih Ahmed, joins in the execution of this instrument, to convey her marital interests, if any, in subject property.

This is improved property known as 884 Pin Oak Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20140011429 DEEDWARR
Recvd: 02/18/14 15:20 2 pgs
Fees:13.00 Taxes:455.10
20140218-0013954

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 14 day of February, 2014.

Salih Ahmed

Salih Ahmed

FEIROZMOSTAFA

Feiroz Mostafa

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Salih Ahmed and Feiroz Mostafa, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14 day of February, 2014.

annemarie cain

NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2.17.14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $123,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14th day of February, 2014.

June E. Rowell

NOTARY PUBLIC

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

My Commission Expires: