Bk 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $232,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF FEBRUARY, 2014.

June E. Rowell
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

J. E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6730P AMERICAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
American Homes 4 Rent Properties Seven, LLC	American Homes 4 Rent Properties Seven, LLC	141-06-0C-127.00 CO
3540 Harpeth Springs Drive	30601 Agoura Rd., Ste 200	
Nashville, TN 37221	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,

HEATHER C. COTTELL, UNMARRIED

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 3540 Harpeth Springs Drive, Nashville, TN 37221

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 28th day of February, 2014.

Heather C Cottell
Heather C. Cottell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2014.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20140014261 DEEDWARR
Recvd: 02/28/14 15:56 2 pgs
Fees:13.00 Taxes:860.25

20140228-0017551

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 165, PHASE 2, SECTION 1, RIVERBRIDGE, as shown on plat of record in Instrument No. 20090205-0009854, 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 Heather C. Cottell, an unmarried woman by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, recorded on the 21st day of July, 2009 in Instrument No. 20090721-0068456, in the Register's Office of Davidson County, Tennessee.

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.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, SECTION 1, RIVERBRIDGE, as recorded in Instrument No. 20090205-0009854 and Riverbridge Right-of-Way Dedication Plat recorded in Instrument No. 20081208-0118318, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20030205-0016044, amended at Instrument No. 20030303-0027396 and Supplementary Annexing Phase 2, Section 1 at Instrument No. 20090317-0023975 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

f. Charter of Riverbridge Homeowners Association, Inc. recorded at Instrument No. 20030218-0020998.

g. Easement for Public Utilities, recorded in Book 7601, Page 415.

h. Easement for Nashville, Chattanooga, St. Louis Railway, recorded in Book 1298, Page 244.

i. Rights of upper and lower riparian owners to the flow of Harpeth River (if applicable).

j. Changes in the boundary resulting from erosion or accretion caused by the flow of Harpeth River (if applicable).

k. Easement for the flow of the waters of Harpeth River and rights of public therein (if applicable).

l. Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20021217-0155374 and 20031106-0163291.

m. Deed to Homeowners Association for common area recorded at Instrument No. 20090317-0023974.