B04396

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014773 DEEDWARR
Recvd: 03/04/14 13:51 2 pgs
Fees:13.00 Taxes:796.43
20140304-0018144

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,250.00.

Affiant

Subscribed and sworn to me on February 28, 2014.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27225sp

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	181-03-0A-336.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kashani Construction, LLC, a Tennessee limited liability company hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Seven, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 132, as shown on the map entitled Phase Two, Addition to Indian Creek, of record in Instrument No. 20070720-0086788, 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 Kashani Construction, LLC, a Tennessee limited liability company, by a Quitclaim Deed from SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20140129-0008199, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Brentwood City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record in Instrument No. 20070720-0086788, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10752, Page 553, amended in Instrument No. 20000727-0074152 and in Instrument No. 20070606-0067790, said Register's Office.

4. Exhibit "C" By-Laws of Indian Creek Estate Homeowners Association of record in Book 11033, Page 509, amended in Instrument No. 20000727-0074153, said Register's Office.
5. Storm Water Detention Agreement of record in Instrument No. 20060526-0062237, said Register's Office.

This property is also known as improved property located at 805 Ottoe Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Kashani Construction, LLC, a Tennessee
Limited liability company

BY: _____
Robert Kashani, Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Robert Kashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Kashani Construction, LLC, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, on February 28, 2014.

_____
Notary Public

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
September 11, 2017
STATE OF TENNESSEE