BILL GARRETT, Davidson County
Trans:T20140014778 DEEDWARR
Recvd: 03/04/14 13:53 2 pgs
Fees:13.00 Taxes:710.40
20140304-0018147

Box 36

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133873

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Amanda Lee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014.

June E. Rowell
NOTARY PUBLIC

My commission expires: _____

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| American Homes 4 Rent Properties Seven, LLC<br>30601 Agoura Rd., Ste 200<br>Agoura Hills, CA 91301 | SAME AS NEW OWNER | 174-11-0-A-145.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Two Thousand and 00/100 Dollars ($192,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARVIN JACKSON AND WIFE, TREBLA JACKSON (INCORRECTLY REFERED TO AS TREBA JACKSON ON PRIOR DEED OF RECORD)**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 437 on the plan of Cane Ridge Farms, Section One, Phase Three of record in Instrument No. 20010606-0059239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marvin Jackson and Treba Jackson, by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., dated 11/16/2001, recorded 12/4/2001, of record in Instrument No. 20011204-0132972, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1129 Blairfield Drive, Antioch, TN 37013

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD 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 covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

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

WITNESS MY/OUR HANDS, this the 28 day of February, 2014.

**MARVIN JACKSON**

**TREBLA JACKSON**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Marvin Jackson and wife, Trebla Jackson, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of February, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014