BOK 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,950.00.

Danielle Marquis
Affiant

Subscribed and sworn to me on April 15, 2014.

June E. Rowell
NOTARY PUBLIC

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

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

BILL GARRETT, Davidson County
Trans:T20140025756 DEEDWARR
Recvd: 04/16/14 13:51 3 pgs
Fees:18.00 Taxes:565.92
20140416-0031864

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27387SP

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 OWNERS	174-01-0A-090.00-CO

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, Herbert A. Cobb and wife, Danielle Marquis, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent and 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 all of Lot No. 13, on the plan of Rivendell Woods, Final Plat, Phase I, Section II, according to plat and survey appearing of record as Instrument Number 20080829-0088935, 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 HERBERT A. COBB, AN UNMARRIED MAN AND DANIELLE B. MARQUIS, AN UNMARRIED WOMAN, by deed from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20091109-0103571, dated November 3, 2009, said Register's Office.

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

1. 2014 Davidson County and Antioch City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on the Plan of record as Instrument No. 20080829-0088935, said Register's Office.
4. 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 as Instrument No. 20070607-0068416, as amended as Instrument No. 20080722-0074876, said Register's Office.
5. Annual/Special Assessments as set out in the Declaration of Covenants of record as Instrument No. 20070607-0068416, said Register's Office.
6. Easements as set out in the Declaration of Covenants of record as Instrument No. 20070607-0068416, said Register's Office.
7. Right of Way Easement of record in Book 4215, page 632, said Register's Office.
8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, page 908, said Register's Office.
9. Stormwater Detention Agreement of record as Instrument Nos. 20031104-0161896 and 20070430-0050843, said Register's Office.
10. Ingress/Egress Easement to Family Cemetery as set out in the Quitclaim Deed of record as Instrument No. 20040702-0079201, said Register's Office.
11. 150 foot Tennessee Valley Authority Easement as set out in the Quitclaim Deed of record as Instrument No. 20040702-0079201, said Register's Office.
12. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record as Instrument No. 20070522-0061016, said Register's Office.

This property is also known as improved property located at 1120 Shire Drive, Antioch, TN 37013.

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 GRANTORS 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 GRANTORS 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.

WITNESS our hands on April 15, 2014.

Herbert A. Cobb

Danielle Marquis

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 15, 2014, before me personally appeared Herbert A. Cobb and Danielle Marquis to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 15, 2014.

NOTARY PUBLIC

My Commission Expires:

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

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