BOP 36

BILL GARRETT, Davidson County **ANTY DEED**
Trans:T20140034429 DEEDWARR
Recvd: 05/16/14 14:39 2 pgs
Fees:13.00 Taxes:451.40

20140516-0042419

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC	American Homes 4 Rent Properties Seven, LLC	
(NAME)	(NAME)	
30601 Agoura Road, Ste 200	30601 Agoura Road Ste 200	149/00/1800
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bounngeune Janetvilay, married Boutsaba Janetvilay, married, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Pebble Trails Subdivision, of record in Instrument No. 20011211-0136419, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bounngeune Janetvilay, married Boutsaba Janetvilay, married, by deed of record in Instrument Number 20040507-0052163, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Pebble Trails Subdivision of record in Instrument No. 20011211-0136419, Register's Office for Davidson County, Tennessee. Easements of record in Book 9835, Page 144 and book9835, Page 152, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Instrument No. 20011211-0136419, Register's Office for Davidson County, Tennessee.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of the deed. These restrictions shall run with the land are not personal to the Grantee."

unimproved ☒

This is improved ☐ property, known as 5109 Countryside Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 this 15th day of May, 2014.

Bounngeune Janetvilay

Boutsaba Janetvilay by Bounngeune Janetvilay,
Attorney-in-Fact

attorney in fact

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 Bounngeune Janetvilay, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 15th day of May 2014.

Commission expires:

7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of May 2014 before me personally appeared Bounngeune Janetvilay, the person who executed the foregoing instrument on behalf of Boutsaba Janetvilay, and acknowledged that he/she executed the same as the free act and deed of the said Boutsaba Janetvilay, through Power of Attorney granted 01/27/14 by the said Boutsaba Janetvilay.

Witness my hand and official seal at Franklin, Tennessee this the 15th day of May 2014.

Commission expires:

7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public