Bk 36 (2)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14040719**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $226,000.00. Bobbi Cobb Affiant Subscribed and sworn to before me, this 23 day of May, 2014 . June E. Rowell Notary Public My Commission Expires: 1-9-18

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

WARRANTY DEED

Address New Owner: AH4R Properties Seven, LLC 164 Holt Hills Road Nashville TN 37211	Send Tax Bills To: American Homes 4 Rent Properties Seven, LLC 30601 Agoura Rd., Ste 200 Agoura Hills, CA 91301	Tax Information: Tax Parcel ID No. 172-15-0A-051.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard E Morris, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **American Homes 4 Rent Properties Seven, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 63, as shown on the map entitled the Plan of Holt Woods, Section Five, of record in Plat Book 9700, page 10, 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 RICHARD E. MORRIS, by deed from GEORGE A. DYER AND WIFE, BARBARA P. DYER, of record in Instrument No. 20070725-0088078 , dated July 20, 2007 , said Register's Office.

Julia Morris joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Richard E Morris.

The execution of this instrument is effected by the signature of Julia Morris as Attorney-in-fact for Richard E Morris, which Power of Attorney is recorded in Instrument No. 20140523-0044890 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 172-15-0A-051.00-CO.

Matters shown on the Plan of record in Plat Book 9700, page 10, said Register's Office.

Declaration of Covenants , Conditions and Restrictions for Holt Woods contained in instrument of record in Book 9570, page 22 and made applicable in Book 9745, page 41, said Register's Office.

Assessment set out in Declaration of Covenants , Conditions and Restrictions for Holt Woods contained in instrument of record in Book 9570, page 22 and made applicable in Book 9745, page 41, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140036467 DEEDWARR
Recvd: 05/23/14 14:50 2 pgs
Fees:13.00 Taxes:836.20

20140523-0044891

Easements set out in Declaration of Covenants , Conditions and Restrictions for Holt Woods contained in instrument of record in Book 9570, page 22 and made applicable in Book 9745, page 41, said Register's Office.

By-Laws of Holt Woods Homeowners' Association of record in Book 9570, page 13, said Register's Office.

Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706 and amended in Book 5720, page 183, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:

This is improved property located at 164 Holt Hills Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this .

Richard E. Morris by Julia Morris as Attorney in fact

Julia Morris

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia Morris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2014 .

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julia Morris** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Richard E Morris,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of May, 2014.

Notary Public My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY