Prepared from information furnished by the parties

BOK 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
American Homes 4 Rent	NEW OWNER	Parcel ID:
30601 Agoura Road; Ste 200		174010A08000CO
Agoura Hills, CA 91301		

FOR AND IN 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

Cynthia L. Powell, unmarried

hereinafter called the GRANTORS, has 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:

BEING all of Lot No. Three (3) on the Final Plat, Rivendell Woods, Phase I, Section II, according to plat and survey of record in 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 Cynthia L. Powell, unmarried woman, by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument 20100901-0069601, said Register's Office, dated August 25, 2010.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20080829-0088935, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1160 Shire Drive, Cane Ridge, 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 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 my hand this 11 day of June, 2014.

Cynthia L. Powell

BILL GARRETT, Davidson County
Trans:T20140042536 DEEDWARR
Recvd: 06/16/14 15:37 2 pgs
Fees:13.00 Taxes:621.60

20140616-0052432

STATE OF MISSOURI
COUNTY OF STONE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia L. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Kimberling City, Missouri, this 11th day of June, 2014.

My Commission Expires: 4-23-2016

Notary Public

RITA J HURST
Notary Public – Notary Seal
STATE OF MISSOURI
Stone County
My Commission Expires Apr. 23, 2016
Commission #11931488