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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd 203A** **Nashville TN 37215** **CRT File No. 14071539** BILL GARRETT, Davidson County Trans:T20140062444 DEEDWARR Recvd: 08/22/14 13:52 2 pgs Fees:13.00 Taxes:629.00 20140822-0076848	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 20 of August, 2014 Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: American Homes 4 Rent Properties Seven, LLC 137 Brian Circle Antioch, TN 37013	Send Tax Bills To: American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	Tax Information: Tax Parcel ID No. 173-04-0-A-047.00CO

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, William Caputo and Lauren Luna ("Grantors"), have 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 No. 47 on the Plan of Subdivsion for Pahe 1 of Oak Highlands, of record in Plat Book 6900, Pages 432 through 435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Caputo, unmarried and Lauren Luna, unmarried as tenants in common with the right of survivorship by Quitclaim deed from William Caputo, unmarried, of record in Instrument No. 20140724-0065940, in the Register's Office for Davidson County, Tennessee, dated July 9, 2014 and recorded July 24, 2014.

This is improved property located at 137 Brian Circle, Antioch, Tennessee 37013.

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 20 of August 2014.

William Caputo

Lauren Luna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Caputo and Lauren Luna, 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 20 day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014