Davidson County	**DEEDWARR**
Recvd: 09/18/14 11:21	**3 pgs**
Fees:18.00 Taxes:765.90	
20140918-0085719	

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of September, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
American Homes 4 Rent Properties Seven, LLC	~~CASH~~ New Owners	181 01 0B 010.00CO
(NAME)	(NAME)	
7404 Campton Rd		
(ADDRESS)	(ADDRESS)	
TH Nashville 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seven Thousand And No/100 Dollars ($207,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry Clyde Eckman and wife, Mary Ann Eckman**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 10, on the Plan of Sugar Valley, a Planned Unit Development, Section One Addition, "Cluster Lot Subdivision", of record in Instrument Number 20030708-0093537, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry Clyde Eckman and Elizabeth A. Eckman, husband and wife as joint tenants dated August 6, 2004 and filed of record in Instrument No. 20040811-0096975, Register's Office for Davidson County, Tennessee. The said Elizabeth A. Eckman having since died vesting title in Larry Clyde Eckman..

Further being the same property conveyed to Larry Clyde Eckman and wife, Mary Ann Eckman by Quitclaim Deed dated June 19, 2009 from Larry Clyde Eckman and filed of record in Instrument No. 20090624-0058602, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-141040

unimproved ☐

This is improved ☒ property, known as 7404 Campton Rd, Nashville, TN 37211

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, has 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 16th day of September, 2014.

Larry Clyde Eckman by: Mary Ann Eckman Attorney In Fact

Larry Clyde Eckman by: Mary Ann Eckman, Attorney In Fact

Mary Ann Eckman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Mary Ann Eckmanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Mary Ann Eckman** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Larry Clyde Eckman** , and who acknowledge that he/she executed the same as the free act and deed of the said **Larry Clyde Eckman** , by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, Page _____ , said Register's Office.

20140918-0085718

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of September, 2014.

NOTARY

MY COMMISSION EXPIRES:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: GRN-141040

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

