B0936

BILL GARRETT, Davidson County
Trans:T20140070794 DEEDWARR
Recvd: 09/22/14 13:38 3 pgs
Fees:18.00 Taxes:662.30
20140922-0086793

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	173-16-A-195CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jessica Webb and Dalyn Webb, wife and husband, and Benny Henry, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **American Homes 4 Rent Properties Seven, LLC**, hereinafter called the Grantee, its sucessors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 110 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016 as corrected in Instrument No. 20030331-0042208, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica Webb and Dalyn Webb, wife and husband, and Benny Henry, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record at Instrument No. 20060426-0047589, Davidson County Register of Deeds.

This is improved property known as **3820 Grant Ridge Lane, Antioch, TN 37013**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 17th, day of September, 2014:

Jessica Webb

Jessica Webb

Dalyn K Webb

Dalyn Webb

Benny Henry

STATE OF NORTH CAROLINA

COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica Webb**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of **SEPTEMBER, 2014**:

Notary Public

TRACY S. MCLAUGHLIN NOTARY PUBLIC BUNCOMBE CO., N.C.

My Commission Expires: 10/25/2016

STATE OF NORTH CAROLINA

COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dalyn Webb**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of **SEPTEMBER, 2014**:

Notary Public

TRACY S. MCLAUGHLIN NOTARY PUBLIC BUNCOMBE CO., N.C.

My Commission Expires: 10/25/2016

STATE OF NORTH CAROLINA

COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benny Henry**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of **SEPTEMBER, 2014**:

Notary Public

TRACY S. MCLAUGHLIN NOTARY PUBLIC BUNCOMBE CO., N.C.

My Commission Expires: 10/25/2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 179,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 22nd DAY OF **SEPTEMBER, 2014**:

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