BOP 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22RD DAY OF SEPTEMBER, 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
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC	SAME AS NEW OWNER	173-15-OA/138.00
(NAME)	(NAME)	
30601 Agoura Road, Ste 200		
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140071651 DEEDWARR
Recvd: 09/24/14 13:36 3 pgs
Fees:18.00 Taxes:610.50
20140924-0087879

FOR AND 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, **S & P Associates, LLC, a Nevada Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **American Homes 4 Rent Properties, Seven LLC, a Delaware Limited Liability Company** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO -WIT:

Land in Davidson County, Tennessee, being Lot No. 138 on the Final Plat of Mill Run Subdivision, Phase2, as of record in Instrument NO. 200110090109754 as amended in Instrument No. 200206050067914 and Instrument No. 20020605067915, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to S & P Associates, LLC a Nevada Limited Liability Company by Quitclaim Deed from Lee A. Cohen, Trustee, dated October 4, 2008 and filed for record October 14, 2008 as Instrument NO. 20081014 -0103572 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument NO. 20011009-0109754, as amended in Instrument No. 20020605-0067914 and Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11675, page 472, as amended in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee.

Subject to the By Laws of record in Book 11675, page 497, Register's Office for Davidson County, Tennessee.

Subject to Charter and Articles of Incorporation of record in Instrument No. 19991207-0300674, Register's Office for Davidson County, Tennessee.

Subject to Grant of Transmission Line Easement in Book 3933, page 359, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Book 10448, page 118, Register's Office for Davidson County, Tennessee.

Subject to Landscape Agreement of record in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Grant of Easement of record in Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed for Homeowners' Association of record as Instrument NO. 20011219-0139981, Register's Office for Davidson County, Tennessee.

The Current years taxes have been prorated an assumed by the Grantee(s)

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 369 Upper Mill Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of September, 2014.

S & P Associates, LLC

By: Wendell Scott Seeds MANAGER

Wendell Scott Seeds
Its: Manager

STATE OF California

COUNTY OF Alameda

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Wendell Scott Seeds, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the manager of S & P Associates, LLC the within named bargainer, a Nevada Limited Liability Company and that he as such manager being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself/herself as such manager.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2014.

Commission expires:

Notary Public

**PLEASE SEE ATTA
ACKNOWLEDGEM
FROM NOTARY PU**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of Alameda }

On Sept. 22 2014 (Date) before me, Maria Elena Espinoza Mendoza (Insert Name of Notary exactly as it appears on the official seal), Notary Public,

personally appeared Wendell Scott Seeds (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____ (Signature of Notary Public)

MARIA ELENA ESPINOZA MENDOZA
COMM. #1959832
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Comm. Exp. NOV. 10, 2015
MGC1 MGC1

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

Description of Attached Document

Title or Type of Document: ~~Proceeds From Real Estate Transaction~~ Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here