Box 36

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140072978 DEEDWARR
Recvd: 09/29/14 14:10 2 pgs
Fees:13.00 Taxes:732.60
20140929-0089538

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53702
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	New Owner

TAX MAP-PARCEL NUMBERS: 126150A21300 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ~~$218,980.00~~ $198,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Vinayagam Subramani, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto American Homes 4 Rent Properties Seven, LLC, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Section Four, Boone Trace at Biltmore, of record in Book 9700, Pages 932 and 933, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vinayagam Subramani, a married man, by Cash Deed for Tennessee from Aphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C., dated July 29, 2005, recorded August 8, 2005 in Instrument No. 20050808-0093380, Register's Office for Davidson County, Tennessee.

Meenakshi Golcha, wife of Vinayagam Subramani, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Pages 932 and 933, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, and Instrument No. 20010717-0075902, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8305 Trading Post Court, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2014.

Vinayagam Subramani

Meenakshi Golcha

State of TENNESSEE
County of DAVIDSON

On this 26th day of September 2014 , before me the undersigned authority, personally appeared Vinayagam Subramani and Meenakshi Golcha, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Affiant

Sworn and subscribed before me this the 26th day of September, 2014

Notary Public

My Commission Expires: _____

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