Box 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC	American Homes 4 Rent Properties Seven, LLC	173-16-A-88 CO
30601 Agoura Road, Ste. 200	30601 Agoura Road, Ste. 200	
Agoura Hills, CA 91301	(ADDRESS) Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, John R. McKay, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Hones 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. 183 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and 3, Section 1 of record in Instrument No. 20030213-0020016, 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 John R. McKay, an unmarried man, by deed of record in Instrument Number 20040824-0102473, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee. Covenants of record in Instrument No. 20020514-0059176, Instrument No. 20030313-0033781, Instrument No. 20030303-0027389, Instrument No. 20050308-0025065, Instrument No. 20050930-0117904 Instrument No. 20060828-0105537, Instrument No. 20060828-0105538, Instrument No. 20090908-0084135, Instrument No. 20090908-0084136, Register's Office for Davidson County, Tennessee. Charter of Hidden Creek HOA recorded in Instrument No. 20030303-0027388 and Instrument No. 20081230-0123265, Register's Office for Davidson County, Tennessee. Deed to Hidden Creek HOA recorded in Instrument No. 20030303-0027387, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3617 Coles Branch 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.

BILL GARRETT, Davidson County
Trans:T20140073448 DEEDWARR
Recvd: 09/30/14 13:30 2 pgs
Fees:13.00 Taxes:564.25
20140930-0090123

Witness my hand this 30th day of September, 2014.

John R. McKay

STATE OF Texas

COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. McKay, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of September, 2014.

Commission expires: 04-03-2015

Notary Public

