BOP 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,000.00.

Donald W. Sinclair
Affiant

Subscribed and sworn to me on September 30, 2014.

June E. Rowell
NOTARY PUBLIC

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:
Todd A. Bricker, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27886SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	174-01-0A-045.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald W. Sinclair and wife, Sarah Sinclair, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Seven, LLC, a Delaware limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 53, as shown on the map entitled First Amendment Rivendell Woods, Phase I, Section I, of record in Instrument No. 20070329-0037618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DONALD W. SINCLAIR AND SARAH J. SINCLAIR, HUSBAND AND WIFE, by deed from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20080701-0068047, dated June 27, 2008, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Antioch City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on the Plan of record in Instrument No. 20070329-003761, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140073449 DEEDWARR
Recvd: 09/30/14 13:32 3 pgs
Fees:18.00 Taxes:662.30
20140930-0090124

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Rivendell Woods , including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070607-0068416 and amended in Instrument No. 20080722-00748 76 , said Register's Office.
5. Assessments set out in Declaration of Covenants, Conditions and Restrictions for Rivendell Woods contained in an instrument of record in Instrument No. 20070607-0068416, said Register's Office.
6. Easements set out in Declaration of Covenants, Conditions and Restrictions for Rivendell Woods contained in an instrument of record in Instrument No. 20070607-0068416, said Register's Office.
7. Storm Water Detention Agreement of record in Instrument No. 20031104-0161896 and Instrument No. 20070430-0050843, said Register's Office.
8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20070522-0061016, said Register's Office.
9. Transmission Line Easement of record in Book 4215, page 632, said Register's Office.
10. Order of Possession granted to Piedmont Natural Gas of record in Instrument No. 20130130-0009636 and Assigned Easement of record in Instrument No. 20130520-0050613 and amended in Instrument No. 20140714-0061726 and Instrument No. 20140919-0086248, said Register's Office.
11. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20131022-0110208, said Register's Office.
12. A 150-foot TVA right-of-way as set forth in quitclaim deed of record in Instrument No. 20040702-0079201, said Register's Office.

This property is also known as improved property located at 5608 Hickory Park Drive, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on September 30, 2014.

Donald W. Sinclair

Donald W. Sinclair

Sarah Sinclair

Sarah Sinclair

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 30, 2014, before me personally appeared Donald W. Sinclair and Sarah Sinclair to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 30, 2014.

June E. Rowell

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