Bk4 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(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
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

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	53-9B-87
(NAME) 404 BNA Drive, Suite 200	(NAME) 30601 Agoura Road, Suite 200	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141592

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Joe Holder and wife, Angela Holder,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **American Homes 4 Rent Properties Seven, LLC,** hereinafter called the GRANTEE, **his/her** 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. 40 on the Plan of Cumberland Station at Wilson Camp, Section Three, as of record in Instrument No. 20031006-0146888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Angela Owens by Warranty Deed from Randall Phillips Homes, LLC, dated April 30, 2004, of record in Instrument 20040505-0051517, Register's Office for Davidson County, Tennessee, and further conveyed to Joe Holder and wife, Angela Holder by Quitclaim Deed from Angela Holder, fka Angela Owens, dated March 10, 2010, of record in Instrument 20100312-0018918, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This Conveyance is made subject to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp and the By-Laws appended thereto, of record in Instrument No. 20011015-0112096, as amended in Instrument No. 20020919-0114055; Instrument No. 20031030-0159798; Instrument No. 20031030-0159799 and Instrument No. 20061024-0131768, Register's Office for said County; easements and set back lines as set forth on the above plan of record.

unimproved ☐

This is improved ☒ property, known as 1759 Cumberland Station Blvd., Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the 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 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans: T20140073887 DEEDWARR
Recvd: 10/01/14 13:44 2 pgs
Fees: 13.00 Taxes: 551.30
20141001-0090642

Witness our hands this 30th day of September 2014.

Joe Holder

Angela Holder

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Joe Holder and wife, Angela Holder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Joe Holder and wife, Angela Holder executed the within instrument for the purposes therein contained.

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

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public