Bo4 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,000.00

AFFIANT

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

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

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6472 AM HOMES

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
American Homes 4 Rent	New Owner	172-12-0-B-263.00 CO
5625 Seesaw Road	30601 Agoura Rd, Ste 200	
Nashville, TN 37211	Agoura Hills CA 91301	

FOR AND IN 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 ACKNOWLEDGE, WE,

KENNETH E. BLACKBURN III AND WIFE, YOLANDA H. BLACKBURN

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 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 183, BRADFORD HILLS, SECTION TWELVE, as shown on plat of record in Plat Book 7900, Page 581, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth E. Blackburn III and wife, Yolanda H. Blackburn by Warranty Deed from Kevin Sautel and wife, Karen Sautel, recorded on the 10th day of January, 2003 in Instrument No. 20030110-0004820, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann-67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRADFORD HILLS, SECTION TWELVE, as recorded in Plat Book 7900, Page(s) 581 and Boundary Plat recorded in Plat Book 7900, Page 6, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8069, Page 170, Book 9055, Page 826 and Book 9058, Page 989 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of recorded in Book 8071, Page 531.

f. Charter of Homeowners Association recorded in Book 8071, Page 520.

g. Conveyance for Open Space and Common Areas recorded in Book 8154, Page 304 and Book 9779, Page 672.

h. Deeds of Conveyance for Water Mains and Sewerage Services recorded in Book 8377, Page 769 and Book 8377, Page 808.

This is improved property known as 5625 Seesaw Road, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans: T20140073889 DEEDWARR
Recvd: 10/01/14 13:45 2 pgs
Fees: 13.00 Taxes: 773.30
20141001-0090643

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Our hand on the 30th day of September, 2014.

Kenneth E. Blackburn III

Yolanda H. Blackburn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KENNETH E. BLACKBURN III AND YOLANDA H. BLACKBURN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6472 AM HOMES

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067