Book 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 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
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

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	183050A29700CO
(NAME)	(NAME)	
30601 Aguora Road , Suite 200	30601 Aguora Road , Suite 200	
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140074348 DEEDWARR
Recvd: 10/02/14 13:53 2 pgs
Fees:13.00 Taxes:773.30
20141002-0091174

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lonnie W. Weaver and Janice L. Weaver husband and wife, and, Edward D. Fitzgerald Jr., unmarried** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **American Homes 4 Rent Properties Seven, LLC, a Delaware Limited Liability Company** , hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being all of Lot No. 485, on the Plan of Phase Four, Section Seven B, October Woods, plat of record in Instrument 200009070088378, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lonnie W. Weaver and Janice L. Weaver, Husband and Wife and Edward D. Fitzgerald, unmarried by Warranty Deed dated 06/02/2003 from Lifestyle Homes, a Tennessee General Partnership of record in Instrument 200306040076466, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to All matters as set forth per plat of record in Instrument 200009070088378, Declaration of Covenants, Conditions and Restrictions of record in Book 9840, Page 276 and Instrument 200010030097964, By-Laws of record in Book 9840, Page 267, Stormwater Detention Agreement Easement of record in Book 11367, Page 161, Charter of record in Book 9840, Page 259, and Quitclaim Deed to the Homeowner's Association of record in Instrument 200011090111744 and Instrument 201305230052439, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5552 Craftwood Drive, Antioch, TN 37013

File No.: 01288-22690
SMG TN Warranty Deed

(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(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), its successors and/or 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 this 1st day of October, 2014.

Lonnie W. Weaver

Janice L. Weaver by Lonnie W. Weaver, Attorney -in-Fact
Attorney in Fact

Edward D. Fitzgerald Jr.

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lonnie W. Weaver and Edward D. Fitzgerald Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of October, 2014.

Connie Beard
Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

On this 1st day of October, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Lonnie W. Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Janice L. Weaver, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book #_____, Page _____, Register's Office of Davidson County, Tennessee.

#20141002-0091173

Witness my hand and Official seal this 1st day of October, 2014.

Connie Beard
Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167