BILL GARRETT, Davidson County
Trans:T20140074853 DEEDWARR
Recvd: 10/03/14 13:28 3 pgs
Fees:18.00 Taxes:710.40
20141003-0091815

Boy 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $192,000.00.

Affiant

Subscribed and sworn to me on October 3, 2014.

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
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27586SP

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	173-04-0A-413.00-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, Lifestyle Home Builders, Inc., 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 386, OAK HIGHLANDS, SECTION FIVE, as shown on plat of record in Instrument No. 20050124-0008664, 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 by Warranty Deed from Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership n/k/a Pine Oaks Properties Two, G.P., a Tennessee General Partnership to Lifestyle Home Builders, Inc., a Tennessee Corporation as recorded on the 17th day of April, 2014 in Instrument No. 20140417-0032305 and Special Warranty Deed from Sun NLF Limited Partnership, a Delaware limited partnership to Pine Oaks Properties Two, L. L. P., a Tennessee limited liability partnership as recorded on the 9th day of April, 1998 in Deed Book 10881, Page 126, in the Register's Office of Davidson County, Tennessee.

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

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HIGHLANDS, SECTION FIVE, as

recorded in Instrument No. 20050124-0005664 and Boundary Plat recorded in Plat Book 6900, Page 431, 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).

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7350, Page 24, Book 7367, Page 587 and Book 8765, Page 77, 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).
4. Terms and provisions of by-Laws recorded in Book 8765, Page 90.
5. Conveyance for Water/Sewer Services recorded in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448 and Book 7748, Page 453.
6. Easement for access to spring and Ingress to serve the Porter Freeman Property recorded in Book 1318, Page 518.
7. Stormwater Detention Agreement recorded in Book 7189, Page 379.
8. Conveyance for open space & common areas recorded at Instrument No. 20130523-0052438 and Book 7473, Page 697.
9. Easement for Sewer/Drainage, recorded in Instrument No. 200010020097139.
10. Charter of Homeowners Association recorded at Instrument No. 20070807-0093758 and Book 7337, Page 529 and Book 8765, Page 100.
11. Terms and provisions of the Articles of Incorporation of Lifestyle Home Builders, Inc., recorded in Instrument Nos. 20021002-0119651 and 20021002-0119652.
12. 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.

This property is also known as improved property located at 1404 Napa Point West, 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 October 3, 2014.

Lifestyle Home Builders, Inc.
A Tennessee Corporation

By: _____
Coby Hanai, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Lifestyle Homes Builders, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal on October 3, 2014.

June E. Rowell
NOTARY PUBLIC

My Commission Expires:



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