Book 36

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091855** 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	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $209,000.00 Affiant Subscribed and sworn to before me, this 3rd day of October, 2014. Notary Public My Commission Expires: 1-9-18

WARRANTY DEED

Address New Owner: American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-15-0A-253.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle Andrew Sparks, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **American Homes 4 Rent Properties Seven, LLC**, a Delaware limited liability company, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Section Thirteen, Holt Woods of record in Plat Book 9700, Page(s) 598 and 599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Andrew Sparks by Quit Claim Deed from Sara Elizabeth Hammond (formerly Sparks) of record in Instrument No. 20140815-0073956 Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 15, 2014.

Being the same property previously conveyed to Kyle Sparks and Sara Elizabeth Sparks, husband and wife, by Deed from Devin L. McCaslin and wife, Heather L. McCaslin of record in Instrument No. 20110401-0025132 Register's Office for Davidson County, Tennessee, dated March 25, 2011 and recorded on April 01, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014, a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 598 and 599, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22 and Book 10800, Page 575, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140075367 DEEDWARR
Recvd: 10/06/14 13:40 2 pgs
Fees:13.00 Taxes:773.30
20141006-0092414

Charter of the Homeowner Association of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Open Space of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.

Storm Water Detention of record in Book 10584, Page 124, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 585 Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2404 Rollett Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2014.

Kyle Andrew Sparks

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Andrew Sparks, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2014.

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 02/26/17