BILL GARRETT, Davidson County
Trans:T20140076845 DEEDWARR
Recvd: 10/10/14 13:32 2 pgs
Fees:13.00 Taxes:555.00

20141010-0094224

Box 310

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
American Homes 4 Rent Properties Seven, LLC	American Homes 4 Rent Properties Seven, LLC a Tennessee limited liability company
30601 Agoura Road, Suite 200	3601 Agoura Road Suite 200
Agoura, CA 91301	Agoura, CA 91301

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Stephen Gower, married** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **American Homes 4 Rent Properties Seven, LLC*** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

*a Tennessee limited liability company

Land in Davidson County, Tennessee, being Lot 108 LAKESIDE COVE AT PERCY PRIEST, PHASE 2, as shown on plat of record in Instrument No 200511020132676, 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 Stephen L. Gower, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 13th day of May, 2010 in Instrument No. 20100513-0037011, in the Register's Office of Davidson County, Tennessee.

Tax Parcel ID #151-09-0-B-111.00 CO

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

Grayson Fleming Gower executed below for the sole purpose of conveying her marital rights, if any, in and to the above reference property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of October, 2014

GRANTOR:

Stephen Gower

Grayson Fleming Gower

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Henderson

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared Stephen Gower and Grayson Fleming Gower to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of October, 2014.

CAROLEE PILLOW NOTARY PUBLIC STATE OF TENNESSEE (SEAL) HENDERSON COUNTY, TENN.

Notary Public

My Commission Expires: April 23, 2017

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of October, 2014.

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Notary Public

My Commission Expires: 9.12.17

(SEAL)

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED