BILL GARRETT, Davidson County
Trans:T20140078092 DEEDWARR
Recvd: 10/16/14 13:32 3 pgs
Fees:18.00 Taxes:632.70
20141016-0095670

WARRANTY DEED

This instrument prepared by information provided by the parties, without a title search by Preparer.

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: AV-14-3328

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC	NEW BUYER	108-12-0-B-167.00CO
(NAME)	(NAME)	
30601 Agoura Road, Suite 200	SAME	
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **DAVID GASPERIK AND WIFE, DANA PETERSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 153, PHASE 1-A, SECTION 6, HARBORVIEW, as shown on plat of record in Plat Book 7900, Page 645, as corrected in Book 9602, Page 811, 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 Dana Peterson and husband, David Gasperik by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, recorded on the 14th day of February, 2005 in Instrument No. 20050214-0016680, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3328 Quail View Dr., Nashville, TN 37214
(House Number) (Street) (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 GRANTEES, their heirs and 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), 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 my/our hand(s) this 11th day of October, 2014.

David Gasperik

Dana Peterson

Dana Peterson

STATE of California)
COUNTY of _____)

See attached

On October ____, 2014, before me, _____, Notary Public, personally appeared David Gasperik and Dana Peterson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature

_____
Notary Public
My commission expires:

This area for official notarial seal

Notary Name:
Notary Registration Number:

Notary Phone:
County of Principal Place of Business:

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On October 11, 2014 before me, Serge Zakarian, Notary Public
(insert name and title of the officer)

personally appeared David Gasperik and Dana Peterson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SERGE ZAKARIAN
COMM. # 2011700
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires
April 9, 2017

Signature Serge Zakarian (Seal)