Bep 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079217 DEEDWARR
Recvd: 10/21/14 13:35 3 pgs
Fees:18.00 Taxes:795.50
20141021-0097014

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00.

Affiant

Subscribed and sworn to me on October 3, 2014.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27866SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Ste 200 Agoura Hills, CA 91301	SAME AS NEW OWNER	173-09-0-A-217.00 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, Betty J. Wiedenman, Trustee for the Russell H. Wiedenman and Betty J. Wiedenman 1983 Intervivos Trust, 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 163, LENOX VILLAGE, PHASE "B", as shown on plat of record in Instrument No. 20031024-0157237, 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 Russell H. Wiedenman and Betty J. Wiedenman, Trustees for the Russell H. Wiedenman and Betty J. Wiedenman 1983 Intervivos Trust by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 23rd day of August, 2004 in Instrument No. 20040823-0101602, in the Register's Office of Davidson County, Tennessee. The said Russell H. Wiedenman having since died.

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

1. 2014 Davidson County and Nashville City taxes which have prorated by the parties and assumed by the Grantee(s).
2. 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.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX VILLAGE, PHASE "B", as recorded in Instrument No. 20031024-0157237, 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. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20020315-0032826 , 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).
5. Charter of Neighborhood Association recorded at Instrument No. 20020412-0045831.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE, PHASE "B" of record in Instrument No. 20020315-0032825; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
7. Stormwater Detention Agreement recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.
8. Easement for Access Easement, recorded in Instrument No. 20010103-0000902. Easement for Sewer/Storm Drainage, recorded in Instrument No. 20011129-0130322 and Book 7985, Page 449. Easement for Ingress/Egress, recorded in Instrument No. 20010103-0000902. Easement for Gross Easement (Comcast), recorded in Instrument No. 20130916-0097049.

This property is also known as improved property located at 7125 Sunnywood Drive, Nashville, TN 37211.

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 3rd, 2014.

Russell H. Wiedenman and Betty J. Wiedenman, Trustees for the Russell H. Wiedenman and Betty J. Wiedenman 1983 Intervivos Trust

By: Betty J. Wiedenman Trustee

Betty J. Wiedenman, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Betty J. Wiedenman, with whom I am personally acquainted and who, upon oath, acknowledged herself to be a Trustee of Russell H. Wiedenman and Betty J. Wiedenman, Trustees for the Russell H. Wiedenman and Betty J. Wiedenman 1983 Intervivos Trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the therein contained.

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

NOTARY PUBLIC

My Commission Expires:

