BILL GARRETT, Davidson County
Trans:T20140084879 DEEDWARR
Recvd: 11/10/14 13:44 2 pgs
Fees:13.00 Taxes:802.90
20141110-0103670

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00. Joni A. Bradley AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of November, 2014. June E. Rowell NOTARY PUBLIC My commission expires: 1-9-18
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 PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: American Homes 4 Rent Properties Seven, LLC 30601 Agoura Rd., Ste. 200 Agoura Hill, CA 91301	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 172-03-0-A062.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand and 00/100 Dollars ($217,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHELLE S. DAVIS (F/K/A MICHELLE S. LANIUS), JOINED BY HER HUSBAND, THOMAS DAVIS**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 62, THE WOODLANDS, PHASE 1, SECTION 1, as shown on plat of record in Plat Book 6900, pages 498 and 499, 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 Michael B. Lanius and wife, Michelle S. Lanius, by Warranty Deed from Christopher Crowder and wife, Beverly D. Crowder, recorded on the 26th day of October, 2004 in Instrument No. 20041026-0128757, in the Register's Office for Davidson County, Tennessee. The said Michael B. Lanius having since died on March 17, 2009, and the property having become vested in Michelle B. Lanius as the surviving tenant by the entirety. The said Michelle B. Lanius has since remarried and is now known as Michelle S. Davis.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Thomas Davis joins in this conveyance to convey any interest he may have obtained in the subject property as the spouse of Michelle S. Davis.

WITNESS MY/OUR HANDS, this the 7th day of November, 2014.

Michelle S. Davis
MICHELLE S. DAVIS

Thomas E. Davis
THOMAS DAVIS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Michelle S. Davis and Thomas Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of November, 2014.

M. Menke
Notary Public

My commission expires: 5-8-2018

