BILL GARRETT, Davidson County
Trans: T20140085310 DEEDWARR
Recvd: 11/12/14 13:35 3 pgs
Fees: 18.00 Taxes: 789.95
20141112-0104333

B0436

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1499

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Rd, Ste 200 Agoura Hills, CA 91301	American Homes 4 Rent Properties Seven, LLC 30601 Agoura Rd, Ste 200 Agoura Hills, CA 91301	182120A08000CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $213,500.00

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2014.

Notary Public

My Commission Expires: 1-9-18
(Affix Seal)

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Marshall Fant and Candace Fant, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **American Homes 4 Rent Properties Seven, LLC,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 246 on the Plan of Phase Six, Section Three, Apple Valley of record as Instrument No. 20050125-0008848, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marshall Fant and wife, Candace Fant, by deed from Lifestyle Homes Builders, Inc., of record as Instrument No. 20071127-0137785, dated November 16, 2007, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **7087 Red Apple Road, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 7th day of November, 2014.

GRANTOR(S)

Marshall Fant by
J. David Wicker, his Attorney in Fact

Candace Fant by
J. David Wicker, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

On this 7th of November, 2014, before me personally appeared J. David Wicker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

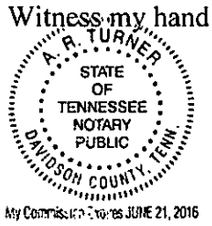
A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. David Wicker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Marshall Fant and Candace Fant, as their Attorney in Fact, as the free act and deed of the within Marshall Fant and Candace Fant.

Witness my hand and official seal this 7th day of November 2014.



NOTARY PUBLIC

My Commission Expires: