R;R
To: Box 316

BILL GARRETT, Davidson County
Trans:T20140088891 DEEDWARR
Recvd: 11/25/14 13:33 2 pgs
Fees:13.00 Taxes:579.05
20141125-0108749

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14515

Send Tax Bills To:
American Homes 4 Rent
Properties Seven, LLC
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301
New Owner is:
American Homes 4 Rent
Properties Seven, LLC
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301

MAP: 164-13-OB

PARCEL: 014.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy Riley and wife, Sheila W. Riley**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **American Homes 4 Rent Properties Seven, LLC**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3416 Cainbrook Crossing, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section Six, Asheford Crossing, of record in Instrument No. 20001010-0100374, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Timothy Riley, an unmarried man, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 5/25/01 and recorded 6/1/01 in instrument No. 20010601-0056795, in the Register's Office of Davidson County, Tennessee. Timothy Riley having since married and his wife, Sheila W. Riley, joins in this conveyance.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of November, 2014.

GRANTOR(S):

TIMOTHY RILEY

SHEILA W. RILEY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Timothy Riley and Sheila W. Riley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of November, 2014.

NOTARY PUBLIC
My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$156,500.00**.

AFFIANT

SWORN TO and subscribed before me this 21st day of November, 2014.

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

NOTARY PUBLIC
My commission expires: 9.12.17