R & R to:
Box 316

BILL GARRETT, Davidson County
Trans:T20140088891 DEEDWARR
Recvd: 11/25/14 13:34 2 pgs
Fees:13.00 Taxes:564.25
20141125-0108750

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $152,500.00.

Affiant

Subscribed and sworn before me this the 21st day of November, 2014.

Notary Public
My commission expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
American Homes 4 Rent 3136 Hidden Creek Drive Antioch, TN 37013	New Owner	173-16-0A-038.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STACI D. O'NEAL, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 23 on the Plan of Hidden Creek, Phase 1 Section 1, Phase 2, and Phase 3 Section 1, of record in Instrument Number 20030213-0020016, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Staci D. O'Neal, Unmarried, by Deed from Beazer Homes Corp. D/B/A Phillips Builders, of record in Instrument No. 20040113-0004917, Register's Office for Davidson County, Tennessee, dated January 6, 2004, and recorded on January 13, 2004.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3136 Hidden Creek Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of November, 2014.

Staci D. O'Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Staci D. O'Neal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/10/18

Notary Public

