BILL GARRETT, Davidson County
Trans:T20140091658 DEEDWARR
Recvd: 12/08/14 13:25 2 pgs
Fees:13.00 Taxes:555.00
20141208-0112226

Bof 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of December, 2014.

Notary Public

My commission expires: 1-9-18

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
American Homes 4 Rent Properties Seven, LLC	**New Owner**	**Map\Parcel:** 174-11-0-A-232.00CO
30601 Agoura Rd., Ste. 200		
Agoura Hills, CA 91301		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Michael L. Vanstory, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

American Homes 4 Rent Properties Seven, LLC

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 No. 331 on the Plan of Cane Ridge Farms - Phase Four, of record in Plat at Instrument No. 20030721-0101773, as corrected by Surveyors Certificate of Correction, of record at Instrument No. 20040715-0084333, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael L. Vanstory by Quitclaim Deed from Michael L. Vanstory and Solange L. Vanstory, of record in Instrument No. 20100405-0025054, Register's Office for Davidson County, Tennessee, dated March 25, 2010 and recorded on April 05, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; all matters shown on the Plan of record as Instrument Number 20030721-0101773, as corrected in Instrument No. 20040715-0084333; Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms with By-Laws of Cane Ridge Farms Homeowners Association, Inc., appended thereto, of record in Instrument No. 20000905-0087103, as amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20060112-0004819; Charter for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088360; Deed of Common Areas to Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088361; easements to United Telephone Company of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535; Utilities Easement of record in Book 5078, Page 476; Transmission Line Easements of record in Book 4428, Page 565 and Book 4420, Page 36, all Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2321 Haskell 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 Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 4th day of December, 2014.

Michael L. Vanstory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Michael L. Vanstory the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2014.

Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 5014242
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064