Book 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $192,000.00.

Affiant

Subscribed and sworn to me on December 10, 2014.

NOTARY PUBLIC

My Commission Expires:

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 WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27654SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	SAME AS NEW OWNERS	173-08-0A-130.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lifestyle Home Builders, Inc., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Seven, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 112, as shown on the map entitled Final Plat Section Four Deer Valley "Cluster Lot Subdivision", of record in Instrument No. 20061012-0126729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Pine Oaks Properties Two, L.L.P., a Tennessee limited liability partnership, by deed from Alma Eubank, James Gossett and Nancy D. York, as sole heirs-at-law of Daisy Clark Gossett, deceased, of record in Instrument No. 19991207-0300314 , dated December 3, 1999 , said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Antioch City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record in Instrument No. 20061012-0126729, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20021212-0153693, said Register's Office.
4. Easements as contained in an instrument of record in Instrument No. 20021212-0153693, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140092441 DEEDWARR
Recvd: 12/10/14 14:35 2 pgs
Fees:13.00 Taxes:710.40
20141210-0113161

5. Assessments, special assessments, charges and liens, contained in Declaration of Covenants, Conditions and Restrictions for Deer Valley Subdivision, a Planned Unit Development, of record in Instrument No. 20021212-0153693, said Register's Office.
6. Sanitary Sewer Easement of record in Instrument No. 20001205-0119205 and Instrument No. 20001205-0119206, said Register's Office.
7. Storm Water Detention Agreement of record in Instrument No. 20010503-0045314 and Instrument No. 20020627-0077608, said Register's Office.
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3072 Bluffhollow Gap, 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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. 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/our hand(s) this 10 day of December, 2014.

Lifestyle Home Builders, Inc.

BY: _____
Coby Hanai, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Lifestyle Homes Builders, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal on December 10, 2014.

_____
NOTARY PUBLIC

My Commission Expires

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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