Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $191,500.00.

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 #27917SP

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	-182-01-0A-160.00 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. a Tennessee corporation, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Seven, LLC, a Delaware limited liability company, 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 No. 148 on the Plan of Phase Three, Sunset Hills, RS-10 Subdivision, a Planned Unit Development, of record as Instrument No. 20130619-0063025, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION, by deed from SAF PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20140609-0049984, dated June 5, 2014, 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 as Instrument No. 20130619-0063025, said Register's Office.
3. Restrictive Covenants as set out in the Warranty Deed of record in Book 5894, page 186, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11217, page 799, said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20060406-0039475, said Register's Office.
6. Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record as Instrument No. 20070710-0082048, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140092442 DEEDWARR
Recvd: 12/10/14 14:36 2 pgs
Fees:13.00 Taxes:708.55
20141210-0113165

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071010-0120325, said Register's Office.
8. Underground Water, Sewer and/or Utility Line Easement and Maintenance Agreement of record as Instrument No. 20080805-0080303, said Register's Office.
9. 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 as Instrument No. 20070605-0067129, as amended as Instrument No. 20110203-0009586, and as supplemented as Instrument No. 20130712-0072091, said Register's Office.
10. Easement(s) as set out in the Declaration of Covenants of record as Instrument No. 20070605-0067129, said Register's Office.
11. Assessment(s) as set out in the Declaration of Covenants of record as Instrument No. 20070605-0067129, said Register's Office.
12. Agreement for Dedication of Easement for Private Sanitary Sewer Line of record as Instrument No. 20100721-0057062, said Register's Office.

This property is also known as improved property located at 792 Evening Avenue, Antioch, TN 37221.

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

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