BILL GARRETT, Davidson County
Trans:T20140092446 DEEDWARR
Recvd: 12/10/14 14:38 2 pgs
Fees:13.00 Taxes:710.40
20141210-0113169

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSC

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

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27587

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	173-08-0-A-128.00 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 110, DEER VALLEY, SECTION FOUR, as shown on plat of record in Instrument No. 20061012-0126729, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee corporation, by Warranty Deed from Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership in Instrument No. 20140709-0060370, in the Register's Office of Davidson County, Tennessee.

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

1. 2014 County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, SECTION FOUR, DEER VALLEY, CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20061012-0126729, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20021212-0153693 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion,

sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Charter of Deer Valley Homeowners Association, Inc. and Oak Highlands/Deer Valley Homeowners Association, Inc. recorded at Instrument Nos. 20021212-0153692 and 20070807-0093758.
5. Easement for Well, recorded in Book 222, Page 565.
6. Stormwater Detention Agreement recorded at Instrument No. 20020627-0077608.
7. Conveyance of common area to Deer Valley Homeowners' Association, Inc. by Quitclaim Deed recorded at Instrument No. 20040224-0020945.
8. Charter (Certificate of Voluntary Withdrawal of Pine Oaks Properties Two, LLP recorded at Instrument No. 200010060099635 - to now be known as Pike Oaks Properties Two, G.P., a Tennessee General Partnership).

This property is also known as improved property located at 3081 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 our hands on December 10, 2014.

Lifestyle Home Builders, Inc.
A Tennessee Corporation

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.

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