RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #7221-0117242-FC

BILL GARRETT, Davidson County
Trans:T20140093374 DEEDTRS
Recvd: 12/15/14 09:03 2 pgs
Fees:13.00 Taxes:958.19
20141215-0114249

Tennessee
Map # 175.06-0A-074.00 CO

Lesley Perez
AMERICAN MORTGAGE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 11, 2007, and recorded in Register's Instrument No. 20070713-0083926 in the Register's Office of Davidson County, Tennessee, Lesley Perez, and husband, Edgar Perez and Martha Salazar, and husband, Luis R Hidalgo, conveyed to Matt B. Murfree, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT NO. 20140616-0052303 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on December 9, 2014, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of TWO HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED SIXTY NINE AND 26/100'S DOLLARS; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Elizabeth A. Cash, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

BEING ALL OF LOT NO. 128 ON THE PLAN OF FINAL PLAT, SECTION 1, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION", ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20060824-0104545, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT. THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20060824-0104548, AND OF RECORD IN INSTRUMENT NUMBER 20061208-0152023; EASEMENT TO TENNESSEE TELELPHONE COMPANY OF RECORD IN INSTRUMENT NUMBER 20061013-0127087; EASEMENT TO COLONIAL PIPELINE OF RECORD IN BOOK 4542, PAGE 131, OF RECORD IN BOOK 3616, PAGE 453, OF RECORD IN BOOK 3570, PAGE 13, AND OF RECORD IN BOOK 3571, PAGE 599; EASEMENT TO FIRST SUBURBAN WATER DISTRICT OF RECORD IN BOOK 4453, PAGE 154, TRANSMISSION LINE EASEMENTS OF RECORD IN BOOK 4425, PAGE 582, AND OF RECORD IN BOOK 2346, PAGE 378; DECLARATION OF TAKING TO UNITED STATES OF AMERICA (TVA) OF RECORD IN BOOK 11335, PAGE 609, AND OF RECORD IN INSTRUMENT NUMBER 20021017-0127752; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20041103-0132562; CHARTER OF HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT NUMBER 20060824-0104548; EASEMENT TO TDS TELECOM OF RECORD IN INSTRUMENT NUMBER 20061013-0127208; AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20060824-0104545; ALL OF SAID REGISTER'S OFFICE.

Lesley Perez, and husband, Edgar Perez, and Martha Salazar, and husband, Luis R. Hidalgo, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20070713-0083924, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC, its successors and assigns in fee simple forever, to whom the said Elizabeth A. Cash, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Elizabeth A. Cash, Substitute Trustee, has on December 9, 2014 hereunto set his hand and seal.

Elizabeth A. Cash, Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 9, 2014 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth A. Cash to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Kimberly Teague
NOTARY PUBLIC

KIMBERLY TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
805 Birchmill Point North,
Antioch, TN 37013-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

American Homes 4 Rent Properties Seven, LLC
c/o American Mortgage Investment Partners
2999 Westminister Ave.
Suite 265
Seal Beach, CA 90740

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,969.26
AFFIANT Kathy S Ruffin
SUBSCRIBED AND SWORN TO BEFORE ME, December 9, 2014
NOTARY PUBLIC Kimberly Teague
MY COMMISSION EXPIRES 5-7-2018

KIMBERLY TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

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