THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
American Homes 4 Rent Properties Seven
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301
SEND TAX BILLS TO:
American Homes 4 Rent Properties Seven, LLC
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301

BILL GARRETT, Davidson County
Trans:T20140095702 DEEDWARR
Recvd: 12/22/14 14:36 2 pgs
Fees:13.00 Taxes:625.30
20141222-0117002

WARRANTY DEED

(Map 174-11-OA/38.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **OMEGA P. WILCOX, unmarried**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC**, hereinafter referred to as "Grantee", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 110, Subdivision Plat, Cane Ridge Farms, Section One, Phase Two according to plat and survey of same appearing of record in Instrument 20010404-0032708, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Arthur S. Wilcox, Jr. and wife, Omega P. Wilcox, by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated October 26, 2001, of record in Instrument 20011102-0119833, in the Register's Office of Davidson County, Tennessee. The said Arthur S. Wilcox died on August 23, 2011, leaving the said Omega P. Wilcox the sole owner as surviving tenant.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 20010404-0032708, restrictive covenants of record in Instrument 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20100526-0040558; Homeowners Association Charter of record in 20010815-0088360; By-Laws of record in 20000905-0087103; conveyance of common areas of record in 20010815-0088361; transmission line easement of record in Book 4428, page 565; utility easement of record in Book 5078, page 476, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1828 Annalee Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 19th day of December, 2014.

Omega P. Wilcox
OMEGA P. WILCOX

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Omega P. Wilcox, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of December, 2014.

Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Omega P. Wilcox
Affiant

Subscribed and sworn to before me this 19th day of December, 2014.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20140700