B of 36

BILL GARRETT, Davidson County
Trans:T20140097555 DEEDWARR
Recvd: 12/31/14 12:32 2 pgs
Fees:13.00 Taxes:506.90
20141231-0119257

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of December, 2014, by and between Melad D Sawiers and Kathy Sawiers, husband and wife, party of the first part, and American Homes 4 Rent Properties Seven, LLC, a Delaware limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 as shown on the Plat of Section Two of Bayview, of record in Plat Book 9700, Page 517, in the Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Melad D. Bekhit and Karima Youssef by virtue of that certain Special Warranty Deed dated March 7, 2003, at Instrument No. 20030401-0042661 in the Register's Office of Davidson County, Tennessee. Melad D. Bekhit and Karima Youssef are also know as Melad D Sawiers and Kathy Sawiers.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 10323, Page 55; Book 10727, Page 268; Book 11271, Page 167; Book 3708, Page 237; Book 7830, Page 233; Plat Book 9700, Page 517 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Melad D Sawiers

Kathy Sawiers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Melad D Sawiers and Kathy Sawiers, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires: _____

Property Owner & Address:	American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Suite 200, Agoura Hills, CA 91301
Tax Parcel No	13605001300
Property Address:	2916 Harbor Lights Drive Nashville, TN 37217
MAIL TAX BILLS TO:	**American Homes 4 Rent Properties Seven, LLC** **30601 Agoura Road, Suite 200, Agoura Hills, CA 91301**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $137,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of December, 2014.

Notary Public

My Commission Expires: 1-9-18

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