Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#14-0615

BILL GARRETT, Davidson County
Trans:T20150002162 DEEDWARR
Recvd: 01/09/15 10:57 2 pgs
Fees:13.00 Taxes:562.27
20150109-0002536

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $151,965.15.

Affiant

Subscribed and sworn to before me, this 6th day of January, 2015.

Notary Public

My commission expires: 3/28/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
American Homes 4 Rent Properties Seven, LLC, a Delaware Limited Liability Company	**New Owner**	95-12-182
30601 Agoura Rd., Suite 200		
Agoura Hills, CA 91301		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Petrit Llapri and wife, Rovena Llapri

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

American Homes 4 Rent Properties Seven, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 of the First Revision, Hibbitts Road Estates Subdivision, as of record in Plat Instrument No. 20030805-0110731, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Petrit Llapri and wife, Rovena Llapri by Warranty Deed from Christine Marie Nelson and husband Richard Nelson recorded August 18, 2005 in Instrument Number 20050218-0097998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 2636 Hibbitts Road Nashville, TN 37214.

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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 6th day of January, 2015.

Petrit Llapri 01-06-2015
Petrit Llapri

Rovena Llapri 01-06-15
Rovena Llapri

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Petrit Llapri and Rovena Llapri the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2015.

My Commission Expires:



Notary Public

File #: **414101**
~~**RECORD & RETURN TO**~~**:**
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027