FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **January 5, 2015.** Notary Public MY COMMISSION EXPIRES: 3/28/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150002166 DEEDWARR
Recvd: 01/09/15 11:00 2 pgs
Fees:13.00 Taxes:625.30
20150109-0002540

Notary Public Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #14-0603

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC	**American Homes 4 Rent Properties Seven, LLC**	**64-15A-64 CO**
(NAME) **30601 Agoura Road, Suite 200**	(NAME) **30601 Agoura Road, Suite 200**	
(ADDRESS) **Agoura Hills, CA 91301**	(ADDRESS) **Agoura Hills, CA 91301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Daryl Spicer,** 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. 60 on the Plan of Section Two, Plantation Walk, of record in Book 7900, page 858, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Daryl Spicer by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, recorded September 17, 2014 in Instrument Number 20140917-0085138, Register's Office for Davidson County, Tennessee; and further conveyed to Tony A. Jines and Julie Jines, husband and wife, by Warranty Deed from Michael Brian Hancock and wife, Kristi D. Hancock recorded June 5, 2008 in Instrument Number 20080605-0057780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4108 Meadow Green Drive, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **January, 2015.**

Daryl Spicer

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Daryl Spicer**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **5th** day of **January, 2015.**

NOTARY PUBLIC

My Commission Expires: 3/28/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN