BILL GARRETT, Davidson County
Trans:T20150005051 DEEDWARR
Recvd: 01/21/15 13:17 2 pgs
Fees:13.00 Taxes:610.50
20150121-0005909

B04 36

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN145072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Jessi R Bradley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2015.

June E. Rowell
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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	Same address as new owner	149-15-0-A-042.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($165,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMESENA JOHNSON, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Cambridge Forest, Section One, of record in Plat Book 9700, pages 299 and 300, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jamesena Johnson, by Quitclaim Deed from LaAndre' I. Gray, dated 10/30/2001, recorded 3/21/2002, of record in Instrument No. 20020321-0035082, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Jamesena Johnson by Quitclaim Deed from J. Johnson, unmarried (by John T. Cook, Trustee), dated 2/19/1998, recorded 2/23/1998, of record in Book 10804, page 208, in the Register's Office for Davidson County, Tennessee.

AND BEING the same property previously conveyed to J. Johnson, an unmarried woman, by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, dated 1/30/1998, recorded 2/9/1998, of record in Book 10786, page 743, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1520 Bridgecrest Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of the deed. These restrictions shall run with the land and are not personal to the Grantee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of January, 2015.

JAMESENA JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jamesena Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of January, 2015.

Notary Public

Brooke Smith
Printed Notary Name

My commission expires: 1/3 15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON