B04 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150006240 DEEDWARR
Recvd: 01/26/15 14:01 3 pgs
Fees:18.00 Taxes:721.50
20150126-0007369

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00.

Affiant

Subscribed and sworn to me on January 23, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27915SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Homes 4 Rent Properties Seven, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	SAME AS NEW OWNERS	173-04-0A-235.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lifestyle Homes Builders, Inc., a Tennessee corporation hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto American Homes 4 Rent Properties Seven, LLC, a Delaware limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee , being Lot No. 364, on the Fi nal Plat, Phase Two , Oak Highlands, a Planned Unit Development, of record as Instrument No. 19991213-0302267, Register s Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION, by deed from PINE OAKS PROPERTIES TWO, G.P., A

TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20140721-0064529, dated July 21, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County and Antioch City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record as Instrument No. 19991213-0302267, said Register's Office.
3. Ingress/Egress Easement (spring that supplies water to said premises) as set out in the Warranty Deed of record in Book 1318, page 518, said Register's Office.
4. Stormwater Detention Agreement of record in Book 7189, page 379, said Register's Office.
5. Deed of Conveyance(s) of record in Book 7748, page 408, Book 7748, page 412, Book 7748, page 448, Book 7748, page 453, and Book 7893, page 334, said Register's Office.
6. Agreement for the Dedication of a Temporary Easement for Construction of Sanitary Sewers and/or Drainage Improvements of record as Instrument No. 20001002-0097139, said Register's Office.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20011114-0124735, said Register's Office.
8. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7350, page 24, Book 7367, page 587, Book 8765, page 77, and as Instrument Nos. 20000428-0042354, 20020725-0089130 and 20020725-0089131, said Register's Office.

This property is also known as improved property located at 5304 Ridgefalls Way, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 16th day of January, 2015.

Lifestyle Homes Builders, Inc.

BY: _____
Coby Hanai, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Lifestyle Homes Builders, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal on January 23, 2015.

_____
NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017

My Commission Expires: