BOK 36

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 2015 Notary Public MY COMMISSION EXPIRES: 1/9/18 (AFFIX SEAL)

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC	SAME AS NEW OWNER	MAP
30601 Agoura Road, Suite 200		PARCEL 162-16-0-D-072.00C
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, **Ronnie B. Stenson, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **American Homes 4 Rent Properties Seven, LLC**

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. 81, on the plan of Final Plat, Section Three, Honey Brook Subdivision, as shown on plat of record in Plat Book 7900, Pages 379 & 380, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Wilbur L. Stenson and wife, Ronnie B. Stenson by deed from Ann M. Kilkenny, unmarried, dated 03/27/1997 in Book 10394, page 995, Register's Office for Davidson County, Tennessee.

The said Wilbur L. Stenson having since died, title was vested in Ronnie B. Stenson by virture of their tenancy by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **4748 Crystal Brook Drive, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20150008101 DEEDWARR
Recvd: 02/02/15 14:17 2 pgs
Fees:13.00 Taxes:629.00
20150202-0009618

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.

Witness MY hand( ) this the 30th day of January, 2015.

Ronnie B. Stenson by Samuel F. Anderson Attorney in fact

Ronnie B. Stenson by Samuel F. Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named_____ the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Ronnie B. Stenson**, as her Attorney in Fact, as the free act and deed of the within named **Ronnie B. Stenson**.

Witness my hand and official seal this the 30th day of January, 2015.

My Commission expires 2-23-15

Notary Public

ROBERT L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY