Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,500.00.

Affiant

Subscribed and sworn to me on February 2, 2015.

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 WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28087SP

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	135-10-0C-056.00-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, Bob Zeus Will, unmarried, hereinafter called **"GRANTOR,"** has 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. 51 on the Plan of Final Plat, Section Three, Ransom Park of record in Plat at Instrument No. 20030718-0101335, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BILL GARRETT, Davidson County
Trans:T20150009260 DEEDWARR
Recvd: 02/05/15 13:30 3 pgs
Fees:18.00 Taxes:593.85
20150205-0011023

Being the same property conveyed to Bob Zeus Will, unmarried by Warranty deed from General Construction Company, Inc, a Tennessee Corporation of record in Instrument No. 20040929-0117078 Register's Office for Davidson County, Tennessee, dated September 16, 2004 and recorded on September 29, 2004.

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

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20030718-0101335, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011010-0110579, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
4. Restrictions of record as Instrument Number 200007250073496 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Storm Water Detention Easement of record in Instrument Number 20010206-0011474, in the Register's Office for Davidson County, Tennessee.
6. Easement to the American Telephone and Telegraph Company of Tennessee, Inc. of record in Book 1237, Page 111, in the Register's Office for Davidson County, Tennessee.
7. Easement to the City of Nashville, acting by and through the Electric Power Board of the City of Nashville of record in Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.
8. Right of Way Deed to the Department of Highways and Public Works at Nashville, Tennessee of record in Book 2905, Page 509, in the Register's Office for Davidson County, Tennessee.
9. Utility Easement of record in Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.
10. Charter of record in Instrument Number 20081210-0119250, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3008 Sky Valley Grove, Nashville, TN 37217.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 27 day of ~~February~~ January, 2015. ZM

Bob Zeus Will

STATE OF Virginia)

COUNTY OF Henrico)

ZM On ~~February~~ January 27, 2015, before me personally appeared Bob Zeus Will, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

ZM Witness my hand and official seal on ~~February~~ January 27, 2015.

Cheryl Denise Gatling
NOTARY PUBLIC

My Commission Expires:
7/31/2018

CHERYL DENISE GATLING ★ COMMONWEALTH OF VIRGINIA ★ REG. NO. 7591698 NOTARY PUBLIC