Bof 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150022672 DEEDWARR
Recvd: 03/27/15 15:24 3 pgs
Fees: 18.00 Taxes: 754.80
20150327-0026751

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,000.00.

Affiant

Subscribed and sworn to me on March 27, 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 #28108SP

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 OWNER	173-04-0A-410.00 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, TR&D Homes, 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. 362, on the Final Plat Section Five, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20050124-0008664, 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 part of the same property conveyed to TR&D HOMES, INC., A TENNESSEE CORPORATION, by deed from PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20141008-0093564, dated October 8, 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. 20050124-0008664, said Register's Office.
3. 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 and rerecorded in Book 7367, page 787 and amended in Book 8765, page 77 and Instrument Nos. 20000428-0042354, 20020725-0089130 and 20020725-0089131, said Register's Office.
4. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 7350, page 24 and rerecorded in Book 7367, page 787, said Register's Office.
5. Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 7350, page 24 and rerecorded in Book 7367, page 787, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument Nos. 20001002-0097138, 20001002-0097139 and 2001112-00127790, said Register's Office.
7. Sanitary Sewer Lines to Metro Gov't of record in Book 7748, pages 408 and 412, said Register's Office.
8. Subject to Conveyance of Water Mains to Metro Gov't of record in Book 7748, pages 448 and 453, said Register's Office.
9. Storm Water Detention Agreement of record as Instrument No. 20010503-0045314, said Register's Office.
10. Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
11. Part of Quitclaim Deed from S&Y Construction, Inc. to Pine Oaks Properties Two, G.P. of record as Instrument No. 20071205-0140832, dated December 5, 2007, said Register's Office.

This property is also known as improved property located at 1413 Napa Point West, 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 27th day of March, 2015.

TR&D Homes, Inc.
a Tennessee Corporation

BY: _____
Sina Taeedkashani, President Pres.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Sina Taeedkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President of TR&D Homes, Inc., the within named bargainor, 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, at office, on March 27, 2015.

_____
Notary Public

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

My Commission Expires: