B0936

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030901 DEEDWARR
Recvd: 04/23/15 14:17 3 pgs
Fees:18.00 Taxes:754.80
20150423-0036524

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 April 23, 2015.

NOTARY PUBLIC

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28116SP

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-340.00-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, Leemor Jewelers, Inc. a New York Corporation, d/b/a Hearten Home Builders, 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(s) 310, as shown on the map entitled Final Plat Section Four Oak Highlands, A Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leemor Jewelers, Inc. a New York Corporation, d/b/a Hearten Builders by Quitclaim Deed from PINE OAKS PROPERTIES TWO, L.L.P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP, of record in

Instrument No. 20150129-0008463, said Register's Office for Davidson County Tennessee.

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 in Instrument No. 20040128-0010661, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements, By-Laws 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 re-recorded in Book 7367, page 587, amended in Book 8765, page 77, Supplement and Amendment of record in Instrument No. 20020725-0089131 and Amendment to By-Laws of record in Book 8765, page 90, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001002-0097138 and Instrument No. 20001002-0097139, said Register's Office.
5. Storm Water Detention Agreement of record in Instrument No. 20010503-0045314, said Register's Office.
6. Conveyance of Sanitary Sewer Lines to Metro Gov't of record in Book 7748, pages 408 and 412, said Register's Office.
7. Conveyance of Water Mains to Metro Gov't of record in Book 7748, pages 448 and 453, said Register's Office.
8. Easements as contained in an instrument of record in Book 7350, page 24 and re-recorded in Book 7367, page 587, said Register's Office.
9. Assessments, special assessments, charges and liens, contained in an instrument of record in Book 7350, page 24 and re-recorded in Book 7367, page 587, said Register's Office.

This property is also known as improved property located at 5749 Sonoma Trace, 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 23rd day of April, 2015.

Leemor Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders

By: _____

Sina Taeedkashani, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sina Taeedkashani, 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 Leemor Jewelers, Inc., a New York Corporation, d/b/a Hearten Home Builders, the within named bargainor, a 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 April 23, 2015.

_____
NOTARY PUBLIC

My Commission Expires:

