B04 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036305 DEEDWARR
Recvd: 05/11/15 14:31 3 pgs
Fees:18.00 Taxes:721.50
20150511-0043038

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 May 8, 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 #28107SP

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	173040A19700CO

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 Home 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 197, PHASE TWO, OAK HIGHLANDS, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument No. 19991213-0302267, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation, by Warranty Deed from Pine Oaks Properties Two, L. L. P., a Tennessee limited liability partnership in Instrument No. 20150206-0011233, in the Register's Office of Davidson County, Tennessee.

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

1. 2015 Davidson 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, OAK HIGHLANDS, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 19991213-0302267 and Plat Book 6900, Page 431, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77 and Instrument No. 20000428-0042354, Supplemented at Instrument Nos. 20020725-0089130 and 20020725-0089131 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Terms and provisions of By-Laws recorded in Book 8765, Page 90.
5. Charter of Oak Highlands Homeowners Association recorded in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758.
6. Easement for Construction of Sanitary Sewers, recorded in Instrument Nos. 20001002-0097139, 20011120-0127790 and 20001205-0119206.
7. Articles of Merger recorded at Instrument No. 20070807-0093758.
8. Quitclaim Deed for "Open Space" recorded at Instrument No. 20130523-0052438.
9. Storm Water Detention Agreement as set forth in instrument recorded in Book 7189, Page 379 and Instrument No. 20020627-0077608.
10. Conveyance of common areas to Homeowners Association recorded at Instrument No. 20000502-0044049.
11. Deeds of Conveyance for Water/Sewer Mains recorded in Book 7893, Page 334, Book 7748, Pages 408, 412 and 453, said Register's Office.

This property is also known as improved property located at 4821 Aaron Drive, 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 8th day of May, 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 May 8th, 2015.

_____
NOTARY PUBLIC

My Commission Expires:

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