WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049723 DEEDWARR
Recvd: 06/22/15 14:43 3 pgs
Fees:18.00 Taxes:717.80
20150622-0059583

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,000.00.

Affiant

Subscribed and sworn to me on June 19, 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 #28119SP

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	-173-04-0-A-314.00

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 No. 258 on the Plan of First Revision of Phase Three, Oak Highlands of record in Plat at Instrument No. 20020122-0008284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Leemor Jewelers Inc., a New York Corporation dba Hearten Home Builders, by Quitclaim deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership of record in Instrument No. 20150129-0008463 Register's Office for Davidson County, Tennessee, dated January 29, 2015 and recorded on January 29, 2015.

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. Subject to all matters shown on the Plan of record as Instrument Number 20020122-0008284, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Oak Highlands with By-Laws appended thereto, of record in Book 7350, Page 24 as re-recorded in Book 7367, page 587 and amended in Book 8765, Page 77, Book 8765, page 90, Book 10181, page 986, Book 10548, Page 501, Book 10548, Page 503, Instrument Number 20000428-0042354, Instrument Number 20020725-0089130 and Instrument Number 20020725-0089131, 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. Charter for Oak Highlands HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100, in the Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 7189, Page 379 and Instrument Number 20010503-0045314, in the Register's Office for Davidson County, Tennessee.
6. Ingress & egress easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.
7. Sanitary sewer easement of record in Instrument Number 20001002-0097138, Instrument Number 20001002-0097139, Instrument Number 20001205-0119205 and Instrument Number 20001205-0119206, in the Register's Office for Davidson County, Tennessee.
8. Deed of common areas to HOA of record in Book 7437, Page 697, Instrument Number 20000502-0044049, Instrument Number 20000425-0041127, Instrument Number 20020619-0074183, Instrument Number 20040217-0017737 and Instrument Number 20130523-0052438, in the Register's Office for Davidson County, Tennessee.
9. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.
10. Sanitary sewer easement of record in Book 7748, Page 408 and page 412, in the Register's Office for Davidson County, Tennessee.
11. Water main easement of record in Book 7748, Page 448 and page 453 and Book 7893, page 334, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 5400 Oak Chase 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 19th day of June, 2015.

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

By: _____
Sina Taeedkashani, President

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

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 June 19, 2015.

_____
NOTARY PUBLIC

My Commission Expires:

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