# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049723 DEEDWARR
Recvd: 06/22/15 14:44 3 pgs
Fees:18.00 Taxes:721.50
20150622-0059584

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 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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27916SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| American Homes 4 Rent<br>Properties Seven, LLC<br>30601 Agoura Road, Suite 200<br>Agoura Hills, CA 91301 | SAME AS NEW OWNER | 173-040-A-365.00 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, 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 No. 334, on the Plan of 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 said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee corporation by Warranty Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, recorded on the 19th day of December, 2014 in Instrument No. 20141219-0116453, 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 SECTION 4, PLAN OF FINAL PLAT OAK HIGHLANDS, as recorded in Instrument No. 20040128-0010661, 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 Declaration of Restrictive Covenants recorded in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77, supplemented and amended at Instrument Nos. 20020725-0089130, 20020725-0089131 and 200004280042354, 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 of Oak Highlands Homeowners Association, Inc. amended in Book 8765, Page 90.
5. Easement for Sanitary Sewers and/or Storm Drainage recorded in Instrument Nos. 20011120-0127790, 20001205-0119206, 20001205-0119205 and 20001002-0097138.
6. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010503-0045314.
7. Rights of others thereof entitled in and to Common Area recorded at Instrument No. 20040217-0017737.
8. Articles recorded in Book 7337, Page 529, amended in Book 8765, Page 100.
9. Articles of Merger recorded at Instrument No. 20070807-0093758.
10. Quitclaim Deed for "Common Area" recorded at Instrument No. 20040217-0017737.
11. Quitclaim Deed for "Open Space" recorded at Instrument No. 20130523-0052438.

This property is also known as improved property located at 5565 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.

**Lifestyle Home Builders, Inc. a Tennessee Corporation**

**BY:** _____
**Coby Hanai, President**

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Coby Hanai, 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/herself to be the President of Lifestyle Home Builders, Inc. a Tennessee Corporation, the within named bargainor, and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation/limited liability company/partnership by himself/herself as President.

Witness my hand, at office, 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