Bk436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051510 DEEDWARR
Recvd: 06/26/15 13:28 3 pgs
Fees:18.00 Taxes:751.10
20150626-0061753

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $203,000.00.

Affiant

Subscribed and sworn to me on June 26, 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, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28110SP

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	173040A32500CO

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, Kashani Construction, LLC, a Tennessee Limited Liability Company, 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 296, SECTION FOUR, OAK HIGHLANDS "A PLANNED UNIT DEVELOPMENT", as shown on plat of record in Instrument No. 20040128-0010661, 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 Kashani Construction, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Pine Oaks Properties Two, L.L.P., a Tennessee limited liability partnership in Instrument No. 20150129-0008464, 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. Easement for Sanitary Sewers and/or Storm Drainage recorded in Instrument Nos. 20011120-0127790, 20001205-0119206, 20001205-0119205 and 20001002-0097138.
3. Easement for Sanitary Sewers and/or Storm Drainage recorded in Instrument Nos. 20011120-0127790, 20001205-0119206, 20001205-0119205 and 20001002-0097138.
4. Articles of Merger recorded at Instrument No. 20070807-0093758. Articles recorded in Book 7337, Page 529, amended in Book 8765, Page 100.
5. Quitclaim Deed for "Common Area" recorded at Instrument No. 20040217-0017737.
6. Quitclaim Deed for "Open Space" recorded at Instrument No. 20130523-0052438.
7. Rights of others thereof entitled in and to Common Area recorded at Instrument No. 20040217-0017737.
8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010503-0045314.
9. Terms and provisions of by-Laws of Oak Highlands Homeowners Association, Inc. amended in Book 8765, Page 90.

This property is also known as improved property located at 912 Cabernet Trail, 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 26th day of June, 2015.

Kashani Construction, LLC, a Tennessee Limited Liability Company

By: _____
Robert Taeidkashani, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this day June 26th, 2015, before me, the undersigned authority, of the State and County aforesaid, personally appeared Robert Kashani, 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 Chief Manager of Kashani Construction, LLC, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at office, on this the 26th day of June, 2015.

_____
Notary Public

My Commission Expires:

