WARRANTY DEED



NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

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 August 21, 2015.

NOTARY PUBLIC

My Commission Expires: 1-9-18

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28120SP

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-409.00 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. 361, on the Plan of Final Plat Section Five Oak Highlands, a Planned Unit Development, of record in Instrument No. 20050124-0008664, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BILL GARRETT, Davidson County
Trans:T20150071499 DEEDWARR
Recvd: 08/24/15 13:50 3 pgs
Fees:18.00 Taxes:751.10
20150824-0085270

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. 20141219-0116458, 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. Conveyance for open space & common areas recorded at Instrument No. 20130523-0052438 and Book 7473, Page 697.
3. Conveyance for open space & common areas recorded at Instrument No. 20130523-0052438 and Book 7473, Page 697.
4. Stormwater Detention Agreement recorded in Book 7189, Page 379.
5. Conveyance for Water/Sewer Services recorded in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448 and Book 7748, Page 453.
6. Easement for access to Spring and Ingress to serve the Porter Freeman Property recorded in Book 1318, Page 518.
7. Subject to Flowage of Creeks and Streams.

This property is also known as improved property located at 1409 Napa Point West, 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 21st day of August, 2015.

Lifestyle Home Builders, Inc., a
Tennessee Corporation

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 August 21st, 2015.

_____
NOTARY PUBLIC

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JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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