Karen Y Johnson Davidson County
Batch# 162495 DEEDWARRSP
11/19/2018 04:03:31 PM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20181119-0113961

CONSIDERATION CERTIFICATE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $3,300,000.00.

Affiant

Subscribed and sworn to before me this the 2nd day of November, 2018.

Notary Public

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

My Commission Expires: 5/6/19

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX ID NO.
American Homes Investments, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301 Attn: Legal Department	[SAME]	PORTION OF: 16500007300, 16500010500 & 16500010600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Davenport Downs Holdings, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **American Homes Investments, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property"), being the 58 single family residential lots and being Lots Nos. 1 through 58 as shown and further described on the **Final Plat Davenport Downs, Phase 1** of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180925-0095155, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Davenport Downs Holdings, LLC, a Delaware limited liability company by Deed from PNB Holding Co. 2, Inc, a Tennessee for-profit corporation of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20150326-0026238.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject however to all taxes and assessments for the year 2018 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 31 day of October, 2018.

GRANTOR:

Davenport Downs Holdings, LLC,
a Delaware limited liability company

By: Hines Davenport Downs Associates, a limited partnership, its Sole Member

By: Hines Interests Limited Partnership, its General Partner

By: Hines Holdings, Inc., its General Partner

By: _____
Print
Name: Michael T. Harrison

Its: Senior Managing Director

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the above-identified officer of **Davenport Downs Holdings, LLC**, a Delaware limited liability company (the "Entity"), the bargainor, and that he/she as such officer, being so authorized, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such officer.

Witness the 31 day of OCTOBER, 2018.

_____
Notary Public

My Commission Expires: 7 / 5 / 2021

TRISHA J LOBACK NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 5, 2021