Karen Y Johnson Davidson County
Batch# 176720 DEEDWARRSP
12/20/2018 02:54:30 PM 6 pgs
Fees: $33.00 Taxes: $693.75
20181220-0124098

This Instrument Prepared By:
Michael O. Christoff
Memphis Title Company
7518 Enterprise Avenue
Germantown, TN 38138
Return To:
Summit Title & Escrow, LLC
7500 Capital Drive
Germantown TN 38138

Name and Address of Property Owner and Mail Tax Bills to:
FIREBIRD SFE I, LLC
5001 Plaza on the Lake, #200
Austin, TX 78746

Property Address:
5341 Sunnyvale Drive
Antioch, TN 37013

Tax Parcel ID #:
176-05-0A-070.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into effective the_day of December, 2018, by and between **AMERICAN HOMES 4 RENT TRS, LLC** a Delware Limited Liability Company (the "Grantor"), and **FIREBIRD SFE I, LLC** ("Grantees").

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate located in the City of Lenoir, Loudon County, Tennessee (the "Property"):

> Land in Davidson County, Tennessee, being Lot 301, on the Plan of Hickory Woods Estates, Section C, as shown on plat of record in Plat Book 6900, Pages 885-887, said Register's Office, to which reference is hereby made for a more completed description.
>
> Being the same property conveyed to American Homes 4 Rent TRS, LLC, a Delaware Limited Liability Company, by Quitclaim Deed from AH4R-TN3, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20180716-0069026, in the Register's Office of Davidson County, Tennessee, dated July 15, 2018 and recorded on July 16, 2018.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property; that Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for all matters shown on the attached Exhibit B.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

AMERICAN HOMES 4 RENT TRS, LLC
a Delaware limited liability company

Its: Helen Cho, Assistant Vice President

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, and for said State and County,_____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the _____ of AMERICAN HOMES 4 RENT TRS, LLC, a Delaware limited liability company, the bargainor herein, and that he/she, as such_____, being authorized so to do, executed the within instrument for the purposes therein contained as such by signing the name of the Limited Liability Company by himself/herself as such_____of AMERICAN HOMES 4 RENT TRS, LLC.

Witness my hand, at office, this_____day of December, 2018.

_____
Notary Public

My Commission Expires:_____

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Los Angeles }

On December 3, 2018 Before me: Lena Ayvazian, Notary Public

Date *Insert Name and Title of the officer*

personally appeared Helen Cho

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are-subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LENA AYVAZIAN
Notary Public - California
Los Angeles County
Commission # 22[illegible]6383
My Comm. Expires Sep 30 202[illegible]

Signature:

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Docut

Title or Type of Document Special Warranty Deed Date Signed: 12/11/18

Number of Pages:_____ Signers Other than Named Above:_____

Capacity(ies) Claimed by Signer(s)

Signers Name:_____	Signers Name:_____
❑ Corporate Officer – Title(s)_____	❑ Corporate Officer – Title(s)_____
❑ Partner - ❑ Limited ❑ General	❑ Partner - ❑ Limited ❑ General
❑ Individual ❑Attorney in Fact	❑ Individual ❑Attorney in Fact
❑ Trustee ❑Guardian or Conservator	❑ Trustee ❑Guardian or Conservator
❑ Other:_____	❑ Other:_____
Signer is Representing:_____	Signer is Representing:_____

EXHIBIT B

1. Subdivision Restrictions, Building Lines, and Easements of record as shown by Plat Book 6900, Page 885; Plat Book 6900, Page 509
2. Declaration of Covenants, Conditions, and Restrictions as shown by Plat Book 7857, Page 94; rerecorded at Plat Book 7876, Page 75 corrected at Plat Book 9616, Page 470 and Book 9616, Page 477 amended at Book 9678, Page 187; Book 6764, Page 44
3. Rules and Regulations: Instrument No. 20010614-0062709, 20011015-0111957, 20031010-0150800
4. HOA Charter: Book 9680, Page 319
5. HOA Bylaws: Book 7932, Page 648 amended at Instrument No. 20001207-0120450
6. HOA Architectural Review Committee: Instrument No. 20010614-0062710

AFFIDAVIT OF VALUE

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of December, 2018.

NOTARY PUBLIC

My Commission Expires:___ _____

SOPHIAH ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-15-2022

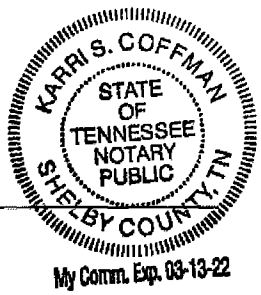
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Susan P. Davis, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature



MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)