SPECIAL WARRANTY DEED

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: TCW-18-AMH-ABB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,495,000.00

Amanda Voight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF August, 2019.

Kim D. Bennett
Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMERICAN HOMES INVESTMENTS, LLC, a Delaware limited liability company	NEW OWNER	
(NAME) **30601 Agoura Rd, Ste 200**	(NAME)	**Portion of 05200001000**
(ADDRESS) **Agoura Hills, CA 91301**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, W.P. STEVENSON, unmarried, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said American Homes Investments, LLC, A Delaware limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit A for legal description.

This is unimproved property, known as *P/O 2601 PENNINGTON BEND, NASHVILLE TN 37214*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 269510 DEEDWARRSP
08/09/2019 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $5,531.50
20190809-0079606

Witness my hand this 8th of August, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

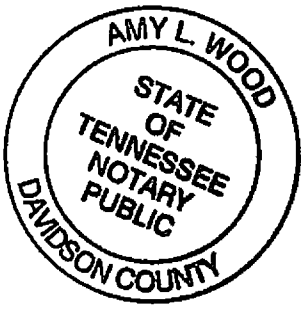
W.P. STEVENSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.P. STEVENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2019.

Notary Public
My Commission Expires: May 9, 2023



ONCE RECORDED, RETURN TO:
Commerce Title & Escrow, LLC
513 3rd Ave South
Nashville, TN 37210
CTE File: _____

EXHIBIT A
LEGAL DESCRIPTION

Being Lots Nos. 294 through 314 and "Open Space" as depicted and further described on the Final Plat Cluster Lot Development, Abbington Park, Phase Three, recorded in Instrument Number 20190805-0076935, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from J. E. Stevenson, Trustee to W. P. Stevenson, as recorded on the 11th day of January, 2019 in Instrument No. 20190111-0003232 and part of Warranty Deed from Sisters of Mercy of the Americas, Regional Community of Cincinnati, an Ohio corporation to J. E. Stevenson, Trustee, as recorded on the 23rd day of February, 2000 in Instrument No. 200002230017875, in the Register's Office of Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

