SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 574123 DEEDWARRSP
02/12/2021 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20210212-0020577

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Feb, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candice Lavant	Candice Lavant	086 12 0A 005.00
(NAME) 117 Tulip Grove Point	(NAME) 117 Tulip Grove Point	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AMH 2014-2 Borrower, LP, a Delaware Limited Partnership**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Candice Lavant, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 5 on the Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision", as the same appears of record in Instrument No. 20060905-0109478, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to American Homes 4 Rent Properties Seven, LLC, a Delaware limited liability company by Warranty Deed from Jennifer Caito (fka as Jennifer Newell) and husband, Samuel Caito, dated 10/12/2013 and recorded 10/21/2013, of record in Instrument 201310210109623; and further being part of the same property conveyed to AMH 2014-2 Borrower, LLC, a Delaware limited liability company, by Quitclaim Deed from American Homes 4 Rent Properties Seven, LLC, a Delaware limited liability company, dated 09/09/2014 and recorded 09/24/2014, of record in Instrument 201409240087569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200609050109478, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200606270076734 and Amendment Declarations of record in Instrument 201108310067559 and Instrument 201509280098458, Register's Office for Davidson County, Tennessee; StormWater Detention Agreement Easement recorded in Instrument 200311060162953, Register's Office for Davidson County, Tennessee;

Perpetual Easement recorded in Instrument 200704200047318, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 117 Tulip Grove Point, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 12 day of Feb, 2021.

AMH 2014-2 Borrower, LP, a Delaware Limited Partnership
By: AMH 2014-2 Borrower GP, LLC,
a Delaware Limited Liability Company
Its: General Partner

By: Helen Cho, Vice President

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 2/5/2021 before me, Christopher Wiecek - Notary Public
(insert name and title of the officer)

personally appeared Helen Cho
, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

CHRISTOPHER WIECEK
Notary Public - California
Los Angeles County
Commission # 2320341
My Comm. Expires Jan 31, 2024

Signature _____ **(Seal)**

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Hunter Smith, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed.

Notary Signature

HUNTER SMITH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Feb. 21, 2022
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: February 21, 2022

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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