BILL GARRETT, Davidson County
Trans:T20130043599 DEEDWARRSP
Recvd: 05/24/13 09:30 5 pgs
Fees:28.00 Taxes:1033.92
20130524-0052667

FROM: Amnon Shreibman, Trustee, Amnon Shreibman and wife, Ruth Shreibman

TO: American Residential Leasing Company, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
American Residential Leasing Company, LLC 7047 East Greenway Parkway Suite 350 Scottsdale, AZ 85254	(same)	Map 181-10-A Parcels 69 & 74

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, David E. Lemke, Esq. 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $279,438.31.

Affiant

Subscribed and sworn to before me, this the 22 day of May, 2013.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 7/6/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Amnon Shreibman, Trustee, Amnon Shreibman, individually, and wife, Ruth Shreibman, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto American Residential Leasing Company, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto and incorporated herein for a complete Legal Description.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS further covenant and bind themselves, their heirs, successors and assigns to

warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTORS (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise. 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 our hand this _____ day of May, 2013.

Amnon Shreibman, Trustee

Amnon Shreibman

Ruth Shreibman by Amnon Shreibman, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amnon Shreibman to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Ruth Shreibman, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Ruth Shreibman for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 22nd day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 230 and 235, as shown on the map entitled Phase Two, First Revision of Autumn Oaks Subdivision, of record in Plat Book 11700, page 64, Register's Office for Rutherford County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amnon Shreibman, by deed from Lake Forest Homes, Inc., of record in Instrument No.20020522-0062644 and corrected by Affidavit of Scrivener's Error of record in Instrument No.20071212-0143120, said Register's Office. For further deed reference see Instrument No. 20020606-0069029 and Instrument No. 20040329-0034735

Address: 6852 and 6832 Scarlet Ridge Drive, Brentwood, TN 37027

The conveyance of the above described properties has been authorized by Order entered in the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, Case No. 12-5272.

Exhibit B

Permitted Encumbrances

1. 2013 Metropolitan Government Taxes

2. Matters shown on the Plan of record in Plat Book 11700, page 64, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20010912-0099443 and amended in Instrument Nos. 20030513-0064238, 20100414-0028160 and 20101206-0096935, said Register's Office.

4. Assessments set out in Declaration of Covenants, Conditions and Restrictions, contained in an instrument of record in Instrument No. 20010912-0099443, said Register's Office.

5. Easements set out in Declaration of Covenants, Conditions and Restrictions, contained in an instrument of record in Instrument No. 20010912-0099443, said Register's Office.

6. Easement granted to the United Telephone Company of record in Instrument No. 20020826-0103047, said Register's Office. (Lot 235)