WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/13 11:44 3 pgs
Fees:18.00 Taxes:610.50
20131119-0119286

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Nov, 20 13

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2013-1185

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing Company, LLC a Delaware Limited Liability Co	Same As New Owner	182060A025.00
(NAME)	(NAME)	
7047 E. Greenway Parkway. St. 350		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Benjamin Elsberry and Jenna Elsberry, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **American Residential Leasing Company, LLC a Delaware Limited Liability Co,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Elsberry and Jenna Elsberry, husband and wife by Warranty Deed from Prudential Relocation, Inc., a Colorado corporation of record in Instrument No. 20110506-0034871, Register's Office for Davidson County, Tennessee, dated April 21, 2011 and recorded on May 6, 2011.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Instrument No. 20011023-0115382, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, and as amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter for Old Hickory Hills HOA of record in Instrument No. 20020123-0009417 and Instrument No.

20081219-0121385, in the Register's Office for Davidson County, Tennessee. Sewer & Drainage Easement of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee. Easement to United Telephone Company of record in Instrument No. 20020123-0009339, in the Register's Office for Davidson County, Tennessee. Easement for ingress & egress to cemetery of record in Instrument No. 20000203-0011193, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-0116009, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 7867 Rainey Drive, Antioch, TN 37013

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 18th DAY OF Nov., 2013.

Benjamin Elsberry

Jenna Elsberry

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Elsberry and Jenna Elsberry, with whom I am personally acquainted (or provided 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 18th day of November, 2013.

Notary Public

My Commission Expires: 9/5/16
(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

