WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130099329 DEEDWARR
Recvd: 11/22/13 12:40 2 pgs
Fees: 13.00 Taxes: 675.25

20131122-0120485

Notary Public
Sandra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 05-23-2016

STATE OF ~~Georgia~~ Tennessee
COUNTY OF ~~Barrett~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Residential Leasing Company, LLC	SAME	173160A21400CO
(NAME)	(NAME)	
7047 East Greenway Parkway #350		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(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, we, **Craig Robbins and Kelly Robbins, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **American Residential Leasing Company, LLC**, hereinafter called the GRANTEE(S), its successors and/or 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. 97 on the plan of Final Plat, Hidden Creek, Phase 4, Section 1, of record in Instrument No. 20050714-0081682, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Craig Robbins and Kelly Robbins, husband and wife by Deed from Beazer Homes Corp., a Tennessee corporation, dated 02/14/2008 and filed for record on 02/21/2008 in Instrument 20080221001723l, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per plat of record in Instrument 200507140081682; 2. Restrictive Covenants of record in Instrument 20020514005917б, as amended in Instrument 200303130033781, Instrument 200503080025065, Instrument 200909080084135, and Supplemented in Instrument 200509300117906; 3. By-Laws of record in Instrument 200303030027389, as amended of record in Instrument 200909080084136; 4. Charter of the Homeowner's Association of record in Instrument 200303030027388, as amended in Instrument 200812300123265; 5. Quitclaim Deed to the Homeowner's Association of record in Instrument 200509300117903, said Register's Office.

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 ☐

File No.: 01451-1849
SMG TN Warranty Deed

This is improved ☑ property, known as 3936 Stephens Ridge Way, Antioch, TN 37013-4582
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 ~~our hands~~ this 20th day of November, 2013.

Craig Robbins

Kelly Robbins

State of Georgia
County of Gwinnett

Personally appeared before me Craig Robbins and Kelly Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of November, 2013.

Notary Public K. J. Shivers
My Commission Expires: 9/25/15

K J SHIVERS
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Sep 25, 2015

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129