# WARRANTY DEED

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $163,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF NOVEMBER, 2013.

Debbie A Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C6025 AMERICAN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| American Residential,Leasing Company LLC | American Residential Leasing Company, LLC | 062020B21700CO |
| 4633 Cather Court | 7047 E. Greenway Pkwy., | Suite 350 |
| Nashville, TN 37214 | Scottsdale, AZ 85254 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ROBERT E. ROSENTHAL, AN UNMARRIED MAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**AMERICAN RESIDENTIAL LEASING COMPANY LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4633 Cather Court, Nashville, TN 37214

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), their heirs 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), their heirs 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 my hand on the ~~15th~~ day of November, 2013.

X _____
Robert E. Rosenthal

Davidson County DEEDWARR
Recvd: 11/26/13 12:02 3 pgs
Fees:18.00 Taxes:603.10
20131126-0121375

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILLIAMSON~~ Monterey

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

Witness my hand and official seal at ~~Franklin, Tennessee~~ Monterey California this ~~15th~~ 22nd day of November, 2013.

Notary Public _____

My Commission Expires: 4/22/17

CELIA CANISSO-STROUSE
Commission # 2015589
Notary Public - California
Monterey County
My Comm. Expires Apr 22, 2017

CELIA CANISSO-STROUSE
Commission # 2015589
Notary Public - California
Monterey County
My Comm. Expires Apr 22, 2017

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 161, FINAL PLAT, ABBINGTON PARK, PHASE ONE, SECTION FIVE, as shown on plat of record in Instrument No. 20060113-0005368, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert E. Rosenthal, an unmarried man by Warranty Deed from Beazer Homes Corp., recorded on the 9th day of February, 2007 in Instrument No. 20070209-0017030, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, ABBINGTON PARK, PHASE ONE, SECTION FIVE, as recorded in Instrument No. 20060113-0005368 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030213-0020075, 20060202-0012846, 20010402-0031520 and 20000720071648 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Abbington Park Homeowners Association, Inc. recorded in Instrument No. 20030303-0027406.

f. Terms and provisions of the Articles of Incorporation of Abbington Park Homeowners Association, Inc. , recorded in Instrument No. 20030303-0027405.

g. Easement for Homeowners to Metropolitan Government of Nashville and Davidson County, recorded in Instrument No. 20030109-0004246.

h. Easement for Stormwater Detention to Metropolitan Government of Nashville and Davidson County, recorded in Instrument No. 20060811-0098951.

i. Easement for flowage recorded in Book 2242, Page 513.

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

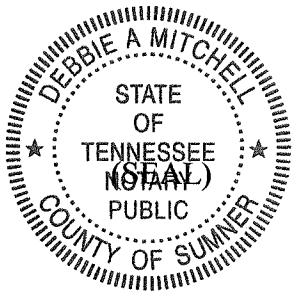
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017