THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13100122**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $134,000.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2013. Notary Public My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: American Residential Leasing Company, LLC, a Delaware Limited Liability Company 7047 E Greenway Parkway Suite 350 Scottsdale, AZ 85254	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 182-06-0A-015.00

BILL GARRETT, Davidson County
Trans:T20130100292 DEEDWARR
Recvd: 11/26/13 15:53 2 pgs
Fees:13.00 Taxes:495.80
20131126-0121586

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennison T. Shetler and Danielle M. Shetler, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **American Residential Leasing Company, LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section One, Old Hickory Hills, of record in Plat at Instrument No. 200110230115382, 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 Tennison T. Shetler and wife, Danielle M. Shetler by Deed from Wendy R. Reed, unmarried of record at Instrument No. 20080225-0017756, Register's Office for Davidson County, Tennessee, dated February 15, 2008 and recorded on February 25, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 200110230115382, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020116-0006750, and amended in Instrument Number 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

Sewer and drainage easement of record in Instrument Number 200010300107214, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record in Instrument Number 200201230009339, in the Register's Office for Davidson County, Tennessee.

Easement for ingress and egress to cemetery of record in Instrument Number 200002030011193, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument Number 200201230009417 and Instrument Number 200812190121385, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 200103060021333, Instrument Number 200302260025749 and Instrument Number 200409270116009, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7827 Rainey Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2013.

Tennison T. Shetler

Danielle M. Shetler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tennison T. Shetler and Danielle M. Shetler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014