BILL GARRETT, Davidson County
Trans:T20130100357 DEEDWARR
Recvd: 11/27/13 08:43 2 pgs
Fees:13.00 Taxes:740.00
20131127-0121647

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1251**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/08/2013,** by and between **Donna E. McClure, an unmarried individualand John H. McClure Jr., Wife and Husband,** parties of the first part, and **American Residential Leasing Company, LLC, a Delaware Limited Liability Company,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase one, Section Two, Sunset Hills, RS-10 Subdivision-Cluster Lot Option-A Planned Unit Development of record in Instrument No. 20071220-0146323, said Register's Office to which plan reference is herby made for a complete description of said lot.

Being the same property conveyed to Donna E. McClure, married by deed from Yazdian Development Group, Inc., a Tennessee Corporation, dated 04/22/2011, of record in Instrument Number 20110425-0031214, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **182 01 0A 065.00**
☒ Improved OR
☐ Unimproved property located at: **929 Morning Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Donna E McClure
Donna E. McClure

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Donna E. McClure*** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

* and John H. McClure, Jr.

Witness my hand and Notarial Seal this 8th day of November, 2013..

Rebecca T. Garland
Notary Public

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17

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Owner's Name: **American Residential Leasing Company, LLC, a Delaware Limited Liability Company**

and Address: **929 Morning Drive, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes) American Residential Leasing Company, LLC
7047 East Greenway Parkway, Suite 350
Scottsdale AZ 85254

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristi A Higgins
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 8th day of November, 2013..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN