BILL GARRETT, Davidson County
Trans:T20130100358 DEEDWARR
Recvd: 11/27/13 08:44 2 pgs
Fees:13.00 Taxes:629.00
20131127-0121649

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.: 13-1261

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/22/2013**, by and between **Mark J. Kosty and Marissa Policicchio, both unmarried**, 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 **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 302, on the Plan of Section Three, Truxton Park, of record in Instrument Number 20011024-0016272, Register's Office for Davidson Count, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mark J. Kosty and Marissa Policicchio, both unmarried as tenants in common with full right of survivorship by deed from Robin Eady, unmarried, dated 09/11/2007, of record in Instrument Number 20070913-0109760, Register's Office for Davidson County, Tennessee. This conveyance is made subject to:

Parcel ID # 064 16 0D 154.00
☒ Improved OR
☐ Unimproved property located at: **2424 Pleasant Springs Lane, Hermitage, TN 37076**

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.

Mark J. Kosty

Marissa Policicchio

STATE OF ~~Tennessee~~ Florida

COUNTY OF ~~Davidson~~ Lee

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mark J. Kosty and Marissa Policicchio** 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.

Witness my hand and Notarial Seal this 21~~6~~ day of November, 2013.

Notary Public

My Commission Expires: July 16, 2016

Maria Carolina Flinn
State of Florida
MY COMMISSION # EE 216649
Expires: July 16, 2016

****

Owner's Name: **American Residential Leasing Company, LLC, a Delaware Limited Liability Company**
7047 East Greenway Parkway, Suite 350 Scottsdale, AZ 85254

Mail tax bills to, (Person or Agency responsible for payment of taxes)

same

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 **$170,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~Tennessee~~ ~~Florida~~ TN

COUNTY OF ~~Davidson~~ ~~Lee~~ Davidson

Subscribed and sworn to before me this 22nd day of November, 2013.

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN