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book 186

BILL GARRETT, Davidson County
Trans:T20130101281 DEEDWARR
Recvd: 12/03/13 09:53 2 pgs
Fees:13.00 Taxes:577.20

20131203-0122832

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2013.

Notary Public
My commission expires:

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

04-1311-54927

Address of New Owner:	Send Tax Bills to:	Tax Information
American Residential Leasing Company, LLC		150-16-O-A
7047 East Greenway Pkwy., Ste. 3501		122.00
Scottsdale, AZ 85254	Same as new owner	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Robert Prather, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to American Residential Leasing Company, LLC, hereinafter called the Grantees, their successors and 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. 76, on the Plan of Windhaven Shores Section Four, of record in Instrument No. 20041222-0152517, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Robert Prather, by deed from Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation, dated March 6, 2008 and recorded May 5, 2008, of record in Instrument No. 20080506-0046424, Register's Office for Davidson County, Tennessee.

Rebecca Prather, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3509 Port Breeze Place, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 this 2nd day of December, 2013.

James Robert Prather

Rebecca Prather

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Robert Prather and Rebecca Prather, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 2nd day of December, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14