WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/13 10:42 3 pgs
Fees:18.00 Taxes:758.50
20131204-0123465

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Jackie Kanpley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2013.

K Cloyd
Notary Public

MY COMMISSION EXPIRES: 7-5-16.

(AFFIX SEAL)

MST 2013-1140

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing Company, LLC	Same As New Owner	141-05-0A-306.00
(NAME)	(NAME)	
7047 E. Greenway Pkwy # 350		
(ADDRESS)	(ADDRESS)	
Scottsdale AZ 85254		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Adam Brooke and Rachel Brooke, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **American Residential Leasing Company, LLC Company, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 306 on the Plan of Avondale Park, Phase 1, Section 2 of record in Instrument No. 20081218-0121117, 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 Adam Brooke and Rachel Brooke, husband and wife by Deed from NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes of record at Instrument No. 20090824-0079093, Register's Office for Davidson County, Tennessee, dated August 18, 2009 and recorded on August 24, 2009.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument 200710020117293, Register's Office for Davidson County, Tennessee.
Easement for right of way of electric power line to Tennessee Electric Power Co. in Book 787, page 7, Register's Office for Davidson County, Tennessee.
Easement and right of way for electric power transmission line and poles with rights of ingress and egress and other rights and privledges granted to United States in Book 4193, page 903, Register's Office for Davidson County, Tennessee.
Easement for water line granted Rodgers Properties in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
Easement for sewer line granted Harpeth Valley Utilities in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
Easement for water main in Book 1237, page 674, 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 200812030117452, 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 Charter for HOA in Instrument 200812030117350, Register's Office for Davidson County, Tennessee.
Title to any portion of said land lying in the bed or banks of the Harpeth River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution, and the consequence of any past or future change in the location of said river.
Subject to easement in Book 5738, page 819, and Partial Abandonment thereof in Instrument 200808260087638, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This property, known as 661 Wolfeboro Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 2ND DAY OF Dec, 2013.

Adam Brooke

Rachel Brooke

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Brooke and Rachel Brooke, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2ND day of Dec, 20____.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

