BILL GARRETT, Davidson County
Trans:T20130102893 DEEDWARR
Recvd: 12/09/13 11:05 2 pgs
Fees:13.00 Taxes:529.10
20131209-0124746

This instrument prepared by ~~& return to~~: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of December, 2013, by and between Jo Ramper, individual, party of the first part, and American Residential Leasing Company LLC, a Delaware Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to-wit:

Lot Number 35 on the Plan of Lakewood Village, Section Three of record in Instrument Number 20020321-0034912, Register's Office of said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Jo Ramper, by virtue of that certain Cash Deed dated June 19, 2007, at Instrument No. 20070628-0077473 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Jo Ramper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jo Ramper, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of December, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	American Residential Leasing Company LLC 7047 E Greenway Parkway Suite 350 Scottsdale, AZ 85254
Tax Parcel No	165090A08100CO
Property Address:	1873 Lakewood Village Drive Antioch, TN 37013
MAIL TAX BILLS TO:	American Residential Leasing Company, LLC, a Delaware Limited Liability Company 7047 E Greenway Parkway Suite 350 Scottsdale, AZ 85254

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $143,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of December, 2013.

Connie Beard
Notary Public

My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-10806