WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130102894 DEEDWARR
Recvd: 12/09/13 11:07 2 pgs
Fees:13.00 Taxes:647.50
20131209-0124747

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-13-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing Company, LLC, a Delaware Limited Liability Company	**SAME**	174110A03500 CO
(NAME) 7047 E Greenway Parkway Suite 350	(NAME)	
(ADDRESS) Scottsdale, AZ 85254	(ADDRESS)	
(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, Dustin Cox and wife Claudia Cox, Grady Glidewell and wife, Marsha Glidewell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Residential Leasing Company, LLC, a Delaware Limited Liability Company, 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. 107 on the Subdivision Plat of the First Revision of Cane Ridge Farms, Phase One, Section Two, (formerly Section One, Phase Two), as of record in Instrument No. 20020712-0084135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dustin Cox, unmarried, as to an undivided 50% percent interest (the "Cox Interest") and Grady Glidewell and wife, Marsha Glidewell, as tenants by the entirety, as to an undivided 50% percent interest (the Glidewell Interest"), the Cox interest and the Glidewell interest, as they relate to each other, being held as tenants in common with right of survivorship Register's Office for Davidson County, Tennessee. Claudia Cox, wife of Dustin Cox, hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Cane Ridge Farms of record in Instrument No. 20020712-0084135, Register's Office for Davidson County, Tennessee. Covenants of record in Instrument No. 20000905-0087103 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee. Easement of record in Book 4428, Page 565, Book 4420, Page 36, Book 5078, Page 476 and instrument No. 20020123-0009340, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Instrument No. 200207120084135, Register's Office for Davidson County, Tennessee. This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20000905-0087103 and as amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603 and in Instrument No. 20041102-0131848, said Register's Office. Deed to Cane Ridge Farms HOA recorded in Instrument No. 20010815-0088361 and Instrument No. 20110128-0007971, Register's Office for Davidson County, Tennessee. Charter to Cane Ridge Farms HOA recorded in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1816 Annalee Drive, Antioch, TN 37013

(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 our hands this 6th day of December, 2013.

Marsha Glidewell

Dustin Cox

Grady Glidewell

Claudia Cox

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dustin Cox, Claudia Cox, Grady Glidewell and Marsha Glidewell 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 and official seal at Franklin, Tennessee this 6th day of December, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0129-10771