WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130104250 DEEDWARR
Recvd: 12/13/13 11:15 2 pgs
Fees: 13.00 Taxes: 629.00
20131213-0126358

MARIE COLLINS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-15-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Residential Leasing Company, LLC, a Delaware Limited Liability Company	American Residential Leasing Company, LLC, a Delaware Limited Liability Company	163020B03400CO
(NAME)	(NAME)	
7047 E. Greenway Parkway, Suite 350	7047 E. Greenway Parkway, Suite 350	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254	Scottsdale, AZ 85254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Landmark Homes of Tennessee, Inc**, hereinafter called the GRANTOR(S), has 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 GRANTEE(S), their heirs and/or 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 all of Lot No. 73, on the plan of First Amendment, Berkeley Hall, Phase Five, Section One of Hickory Highlands PUD, of record in Instrument 200507060077601 as amended in Instruments 200507250086047 and 200507250086048 and ratified and adopted in Instrument 200509230114416, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Landmark Homes of Tennessee, Inc by Deed from Gary Wisniewski, dated 04/30/2013 and filed for record on 05/13/2013 in Instrument 201305130047945, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 562, Instrument 200507060077601, Instrument 200507250086047, Instrument 200507250086048, Instrument 200509230114416, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610310135165, said Register's Office.
Easement of record in Book 1207, Page 530, said Register's Office.
Right of Way Easement of record in Book 1784, Page 300, Book 2105, Page 428, and Book 2905, Page 439, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage Easement of record in Book 7031, Page 51, Book 7453, Page 445, and Book 7453, Page 460, said Register's Office.
Deed of Conveyance of record in Book 7597, Page 679, said Register's Office.
Anchor Easement of record in Book 10319, Page 987, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200403030023979, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200906230058289, said Register's Office.
Rights of tenants under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 149 Took Drive, Antioch, TN 37013-1944
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of Nov., 2013

LANDMARK HOMES OF TENNESSEE, INC

Gary M. Wisniewski
President

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary M. Wisniewski with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Landmark Homes of Tennessee, Inc the within named bargainer, a corporation, and that, he as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Gary M. Wisniewski as such President.

Witness my hand and Official seal this 27th day of Nov. 2013

Notary Public
My Commission Expires: 12-22-13

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122