BILL GARRETT, Davidson County
Trans:T20130104254 DEEDWARR
Recvd: 12/13/13 11:24 2 pgs
Fees:13.00 Taxes:684.50
20131213-0126368

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1263**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/25/2013**, by and between **Matthew Jordan Vandiver and Jenna Marie Vandiver, husband and wife**, parties of the first part, and **American Residential Leasing Company, LLC, a Delaware Limited Liability Company**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, TN being Lot No. 215 on the Plan of Avondale Park, Phase 1, Section 4 as shown on plat of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed Matthew Jordan Vandiver and Jenna Marie Vandiver, Husband and Wife by deed from NVR, Inc., Virginia Corporation T/A Fox Ridge Homes, dated 04/26/2010, of record in Instrument Number 20100512-0036447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **141 05 0A 215.00**
☒ Improved OR
☐ Unimproved property located at: **1208 Scarcroft Lane, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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

Matthew Jordan Vandiver

Jenna Marie Vandiver

STATE OF ~~Tennessee~~ Texas CKK

COUNTY OF ~~Davidson~~ Tarrant CKK

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Matthew Jordan Vandiver and Jenna Marie Vandiver** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of November, 2013..

CHRISTINA R. KOLASSA
Notary Public, State of Texas
My Commission Expires
September 09, 2014

Notary Public

My Commission Expires: 09/09/2014

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Owner's Name: **American Residential Leasing Company, LLC, a Delaware Limited Liability Company**

and Address: **7047 East Greenway Parkway, Suite 350 Scottsdale AZ 85254**

Mail tax bills to, (Person or Agency responsible for payment of taxes) SAME

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$185,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of November, 2013..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN