BILL GARRETT, Davidson County
Trans:T20130104537 DEEDWARR
Recvd: 12/16/13 10:46 2 pgs
Fees:13.00 Taxes:469.90
20131216-0126713

This space for Register's Office:

PREPARED BY (~~AND RETURN TO~~)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
American Residential Leasing Co, LLC
7047 E Greenway Parkway #350
Scottsdale, AZ 85254

SEND TAX BILLS TO:
New Owner

Map & Parcel No: Map 75- Group 12[a] Parcel 140

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **John Daniel Coffman and Kanetha Andrea Coffman, formerly known as Kanetha Andrea Hayes, now married to each other** hereinafter called the **Grantors**, do hereby convey unto **American Residential Leasing Company, LLC a Delaware Limited Liability Company** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 64, on the plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, as shown by plat appearing of record in Instrument 200311200169483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot Being the same property conveyed to John Daniel Coffman an unmarried man and Kanetha Andrea Hayes, an unmarried woman, by Warranty Deed of record in Instrument No. 20040610-0068688, Register's Office for said County. Said deed was re-recorded in Instrument No. 20051024-0127853 to correct the section and phase, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 533 Scotts Creek Trail Hermitage, TN 37076.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 12th day of December, 2013.

John Daniel Coffman

Kanetha Andrea Coffman

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared John Daniel Coffman and Kanetha Andrea Coffman known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 12th day of December, 2013.

Notary Public in and for the State of Tennessee

My Commission Expires: August 17, 2015

My Commission Expires: ~~5/25/16~~

ROBERT RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Affiant

Sworn and subscribed before me on December 12, 2013.

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 # 0129-10808