BILL GARRETT, Davidson County
Trans:T20130105371 DEEDWARR
Recvd: 12/18/13 11:04 2 pgs
Fees:13.00 Taxes:629.00

20131218-0127836

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2013.

Notary Public
My commission expires: ~~12/03/13~~ 7/9/15

13-1310-132025

Address of New Owner:	Send Tax Bills to:	Tax Information
American Residential Leasing Company, LLC 7047 E. Greenway Pkwy Ste 350 Scottsdale, AZ 85254	same	173-16-A-239CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Yvonne S. Wolf, a single person, and Herbert Michael Taylor and Kay Wolf Taylor, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to American Residential Leasing Company, LLC, hereinafter called the Grantees, their successors 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. 146 on the Plan of Hidden Creek, Phase 3, Section 2, of record in Instrument No. 20050714-0081683, Register's Office for said County, to which land reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yvonne S. Wolf by deed from Beazer Homes, Corp., a Tennessee Corporation, of record in Instrument Number 20060308-0026624, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kay Wolf Taylor and son-in-law Herbert Michael Taylor by Quit Claim Deed from Yvonne S. Wolf of record in Instrument Number 20110321-0021575, Register's Office for Davidson County, Tennessee. Yvonne S. Wolf having reserved a life estate.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3521 Chandler Cove Way, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of December, 2013.

Yvonne S. Wolf

Kay Wolf Taylor

Herbert Michael Taylor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yvonne S. Wolf, Kay Wolf Taylor, and Herbert Michael Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 4th day of December, 2013.

~~Tabitha King~~ Melanie Harper
State of Tennessee at Large

My Commission expires 1/19/15

MELANIE HARPER
STATE OF TENNESSEE
NOTARY PUBLIC
County of Rutherford