THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31568-12-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me this 18th day of December, 2013. Notary Public My Commission Expires: My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: American Residential Leasing Company, LLC 7047 East Greenway Parkway, Ste. 350 Scottsdale, AZ 85254	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 135 100 C 08500 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Gilmer, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **American Residential Leasing Company, LLC, a Delaware limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3312 Vinewood Ct., Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130106084 DEEDWARR
Recvd: 12/20/13 11:59 3 pgs
Fees:18.00 Taxes:629.00
20131220-0128722

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of December, 2013.

Laura Gilmer by _____, Attorney-In-Fact
Laura Gilmer
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Laura Gilmer and is authorized by the said Laura Gilmer to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of December, 2013.

_____
Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Section Four, Ransom Park, of record in Instrument No. 20040323-0032419, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Laura Gilmer by Substitute Trustee's Deed dated May 11, 2006, from Priority Trustee Services of TN, LLC, Substitute Trustee, of record in Instrument No. 20060518-0058580, Register's Office for Davidson County, Tennessee.

Together with a Perpetual Driveway Easement described in Instrument No. 20050318-0030144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 135 100 C 08500 CO.
2. Declaration of Covenants, Conditions and Restrictions for Ransom Park of record in Instrument No. 20000725-0073496 and Instrument No. 20011010-0110579, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Ransom Park Homeowners Association, Inc. of record in Instrument No. 20081210-0119250, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20040323-0032419, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20030221-0023335, Register's Office for Davidson County, Tennessee.
6. Perpetual driveway easement of record in Instrument No. 20050318-0030144, Register's Office for Davidson County, Tennessee.
7. Easement to City of Nashville of record in Book 2649, page 593, Register's Office for Davidson County, Tennessee.
8. Easement to State of Tennessee of record in Book 2905, page 509, Register's Office for Davidson County, Tennessee.
9. Easement to American Telephone & Telegraph Company of Tennessee of record in Book 1237, page 111, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20010206-0011474, Register's Office for Davidson County, Tennessee.