Return to: Box: 13

Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

This instrument prepared by ~~& return to~~: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of December, 2013, by and between Waheed Guirguis and Mariet Guirguis, husband and wife, party of the first part, and American Residential Leasing Company LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot
~~Lout~~ 78, on The Plan of Section One, Lakewalk, as shown on plat of record at Instrument No. 20050128-0010429, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Waheed Guirguis and Mariet Guirguis by virtue of that certain Special Warranty Deed dated July 8, 2008, at Instrument No. 20080721-0074353 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

Waheed Guirguis

Mariet Guirguis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Waheed Guirguis and Mariet Guirguis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2013.

Notary Public

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

My Commission Expires: _____

BILL CARRETT, Davidson County
Trans:T20130107220 DEEDWARR
Recvd: 12/27/13 08:53 2 pgs
Fees:13.00 Taxes:518.00

20131227-0130180

Property Owner & Address:	American Residential Leasing Company LLC **7047 East Greenway Parkway** **Suite 350, Scottsdale, AZ 85254**
Tax Parcel No	164080B02700CO
Property Address:	1069 Lakewalk Drive Antioch, TN 37013
MAIL TAX BILLS TO:	**American Residential Leasing Company LLC** **7047 East Greenway Parkway** **Suite 350, Scottsdale, AZ 85254**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of December, 2013.

Notary Public

My Commission Expires:_____

A. R. TURNER
NOTARY
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016