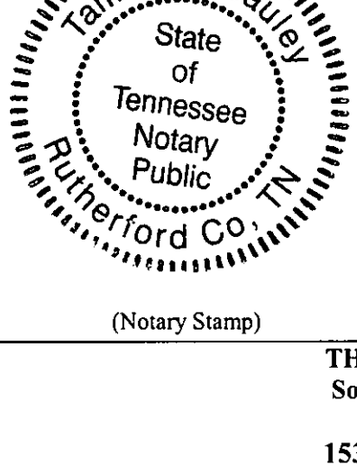


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2013.

Notary Public

My commission expires: 9-18-17

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans: T20130107989 DEEDWARR
Recvd: 12/31/13 10:59 2 pgs
Fees: 13.00 Taxes: 662.30
20131231-0131150

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
American Residential Leasing Company, LLC.	**American Residential Leasing Company, LLC.**	**083-05-0A-171.00CO**
7047 E. Greenway Parkway, Suite 350	**7047 E. Greenway Parkway, Suite 350**	
Scottsdale, AZ 85254	**Scottsdale, AZ 85254**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Shannon Jackson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

American Residential Leasing Company, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 118 on the Plan of October Woods, Phase One, Section Six of record in Plat Book 7900, page 909, and amended in Book 9700, page 915, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Shannon Jackson by Deed from Shaun Donovan, The Secretary of Housing and Urban Development of record at Instrument No. 20100210-0010419, Register's Office for Davidson County, Tennessee, dated February 5, 2010 and recorded on February 10, 2010.

Being the same property further conveyed to Shannon Jackson by Quitclaim Deed from Cedric DeWayne Jackson, of record in Instrument No. 20131217-0127267, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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.

All matters shown on Plat recorded in Book 7900, page 909, as amended in Book 9700, page 915; Covenants, Conditions, Restrictions, Reservations, Easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5047, page 661, Book 5047, page 656, Book 9840, page 276, Book 10182, page 986, Book 10548, page 501, Book 10548, page 503 and Book 11477, page 748; Charter of October Woods Homeowner's Association of record in Book 9840, page 259; By-Laws of October Woods of record

in Book 9840, page 267; Deed for common area of record in Instrument Number 200004250041127; Stormwater Detention Agreement of record in Book 9771, page 560 and Book 10010, page 50 and Book 10951, page 709; Drainage Easement of record in Book 8443, page 75, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 416 Catspaw Place 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 that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30 day of December, 2013.

Shannon Jackson

Shannon Jackson

STATE OF Tennessee

COUNTY OF Rutherford

I, Rebecca Dohoda, a Notary Public of the County and State first above written, do hereby certify that Shannon Jackson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30 day of December, 2013.

Notary Public

My Commission Expires: 5/23/14

(SEAL)

Rutherford County Rebecca A. Dohoda State of Tennessee Notary Public

File #: 213582
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-10828