BILL GARRETT, Davidson County
Trans:T20140000312 DEEDWARR
Recvd: 01/02/14 14:13 2 pgs
Fees:13.00 Taxes:629.00

20140102-0000437

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00

Matt Shanklin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF DECEMBER 2013.

Pam S. Houser
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 2nd Century Place C-104, Franklin, TN 37067
file # 13-P6074 AMERICAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
American Residential Leasing Company, LLC	7047 E. Greenway Pkwy	151090B00600CO
5009 Smith Springs Parkway	#350	
Antioch, TN 37013	Scottsdale, AZ 85254	

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

JEREMY SKILES AND WIFE SARAH SKILES

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

AMERICAN RESIDENTIAL LEASING COMPANY, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5009 Smith Springs Parkway, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 30th day of December, 2013.

Jeremy E Skiles
Jeremy Skiles

Sarah Skiles
Sarah Skiles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEREMY SKILES AND SARAH SKILES, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of December, 2013.

Notary Public Pam S. Houser

My Commission Expires _____

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

13-P6074 AMERICAN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 200412020143540, a revision of Instrument # 200410200126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy Skiles and wife, Sarah Skiles by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 17th day of March, 2008 in Instrument No. 20080317-0026428, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1-A, REVISION ONE, LAKESIDE COVE AT PERCY PRIEST, as recorded in Instrument No. 20041020-0126312, revision at Instrument No. 20041202-0143540 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions in Deed recorded in Instrument No. 20041105-0133677 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Quitclaim Deed for Common Areas and Openspace at Instrument no. 20100219-0012873.

f. Stormwater Detention Agreement recorded at Instrument No. 20040914-0110817.

g. Easement granted to the United States of America for Transmission line of record in Book 2336, Page 614, R.O.D.C.

h. 20 foot waterline easement across Northwesterly portion of record in Deed Book 8175, Page 783, R.O.D.C.

i. Tennessee Valley Authority easement across Westerly portion of record in Deed Book 4428, Page 571, R.O.D.C.

j. Easement for Sanitary Sewer and/or Storm Drainage of record as Instrument No. 20020212-0018699 R.O.D.C.