Box:13
File #7774

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140002843 DEEDWARR
Recvd: 01/14/14 09:49 2 pgs
Fees: 13.00 Taxes: 895.40

20140114-0003531

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Angel Boston
Notary Public, Clayton County, GA
My Commission Expires March 19, 2016

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing Company, LLC (NAME)	American Residential Leasing Company, LLC (NAME)	181010a10000co
7047 E. Greenway Parkway # 350 (ADDRESS)	Same (ADDRESS)	
Scottsdale AZ 85254 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Frank M. Jones and Dawn J. Jones, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Sugar Valley, Section Three, a Planned Unit Development, of record in Instrument No. ~~20000041000035743~~, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot. *20000410003574 3

Being the same property conveyed to Frank M Jones and Dawn J Jones, by deed of record in Instrument No. 20090513-0044185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7204 Sugarloaf Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 our hands this 10th day of January, 2014.

Frank M. Jones

Dawn J. Jones

STATE OF Georgia
COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank M Jones and Dawn J Jones, 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 Fireside GA this 10th day of January, 2014.

Commission expires:

Notary Public

Angel Boston
Notary Public, Clayton County, GA
My Commission Expires March 19, 2016

