Prepared by:
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615-794-5644

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 24 day of January 2014.

Notary Public
My commission expires: 9-18-17

Address of New Owner:	Send Tax Bills to:	Tax Information
American Residential Leasing Company, LLC, a Delaware Limited Liability Company 7047 E. Greenway parkway, Suite 350 Scottsdale, AZ 85254	Same	173100A00300CO

BILL GARRETT, Davidson County
Trans:T20140005888 DEEDWARR
Recvd: 01/27/14 09:51 2 pgs
Fees:13.00 Taxes:906.50

20140127-0007108

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Richard M. Best and wife Emily A. Best hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to American Residential Leasing Company, LLC, a Delaware Limited Liability Company hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Phase One, Barnes Bend Estates of record in Instrument No. 20050802-0090369, Register's office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard M. Best and spouse, Emily A. Best by deed dated July 17, 2008 from James M. Counce, Jr., unmarried and James M. Counce, III and spouse, Kimberly Counce of record in Instrument No. 20080723-0075294, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Barnes Bend, Phase One of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee

This property is improved property known as 3104 Thistle Down Lane, Antioch, Tennessee 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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 24th day of January, 2014.

Richard M. Best

Emily A. Best

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 Richard M. Best and Emily A. Best, 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 Brentwood, Tennessee, this 24th day of January, 2014.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 08000

RETURN TO
Stewart Title Company
1050 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-10830