WARRANTY DEED

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co. TN

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $232,000.00

Affiant

Subscribed and sworn to me on January 24th, 2014.

NOTARY PUBLIC
My Commission Expires: 9-18-17

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
American Residential Leasing Company, LLC 7047 E Greenway Parkway Suite 350 Scottsdale, AZ 85254	American Residential Leasing Company, LLC 7047 E Greenway Parkway Suite 350 Scottsdale, AZ 85254	173100A00400C0

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Scott F. Lambert and wife Lisa C. Lambert, hereinafter called **"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 **"GRANTEE,"** its successors 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. 4, on the plan of Phase One, Barnes Bend Estates, RS10 Cluster Lot Subdivision, of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> Being part of the same property conveyed to Scott F. Lambert and wife Lisa C. Lambert, by deed from The Jones Company of Tennessee, L.L.C., dated April 14th, 2006, of record in Instrument No. 20060418-0044098, Register's Office for Davidson County, TN.
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> The property being conveyed is also known as 3108 Thistle Down Lane, Nashville, TN 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

BILL GARRETT, Davidson County
Trans:T20140005888 DEEDWARR
Recvd: 01/27/14 09:52 2 pgs
Fees:13.00 Taxes:858.40
20140127-0007109

Scott F. Lambert

Lisa C. Lambert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On January 24, 2014, before me personally appeared Scott and Lisa Lambert, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 24th day of January, 2014.

Notary Public

My Commission Expires: 11-6-17



RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0291-1088