Box:13
File #7811

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140007532 DEEDWARR
Recvd: 02/03/14 09:14 2 pgs
Fees:13.00 Taxes:566.10
20140203-0009149

STATE OF TENNESSEE
COUNTY OF WILLIMASON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOE MCCARTHY
Notary Public - State of Florida
My Comm. Expires Oct 29, 2016
Commission # EE 847436
Bonded Through National Notary Assn.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing Company, LLC	American Residential Leasing Company, LLC	150160a04300co
(NAME)	(NAME)	
7047 E Greenway Parkway #350	SAME	
(ADDRESS)	(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, John Jones and wife Yvette 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. 126 on the plan of Windhaven Shores, Section One, of record in Instrument No. 20030219-0021779, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Jones and Yvette Jones, by deed of record in Instrument No. 20060502-0050245, 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 2716 Windcrest Trail, Antioch, TN 37013

(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 27th day of January, 2014.

John Jones

Yvette Jones

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Jones and Yvette 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 Jacksonville Florida this 27th day of January, 2014.

Commission expires:

Notary Public

JOE MCCARTHY
Notary Public - State of Florida
My Comm. Expires Oct 29, 2016
Commission # EE 847436
Bonded Through National Notary Assn.