NEW OWNER:

American Residential Leasing Company, LLC
7047 East Greenway Parkway, Ste 350
Scottsdale, AZ 85254

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0050

Map 182 Group 06-0-A Parcel 311.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140011512 DEEDWARR
Recvd: 02/19/14 08:51 3 pgs
Fees:18.00 Taxes:540.20
20140219-0014065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Six Thousand and 00/100 Dollars ($146,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VALENCIA M. BASS, now known as VALENCIA M. TOWNS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **AMERICAN RESIDENTIAL LEASING COMPANY, LLC** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 376 on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, as shown by Plat appearing of record in Instrument No. 200604200045296, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Valencia M. Bass, unmarried, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated March 30, 2007, and of record Instrument No. 20070405-0041182, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 8824 Cressent Glen Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13 day of **February, 2014**.

Valencia M Towns

VALENCIA M. TOWNS

Kevin C Towns

KEVIN TOWNS, joins in this conveyance to convey any marital interest or other interest that he may have in the above referenced property.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, VALENCIA M. TOWNS and KEVIN TOWNS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 13 day of **February, 2014**.

JONATHAN M. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/29/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **146,000.00** .

Codesta Thomas

AFFIANT

Sworn to and subscribed to before me 13 day of **February, 2014**.

Celia Stewart Rouse

NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY