BILL GARRETT, Davidson County
Trans:T20140014368 DEEDWARR
Recvd: 03/03/14 10:14 2 pgs
Fees:13.00 Taxes:625.30
20140303-0017650

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
14-0124M

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2014

Notary Public
Commission Expires: _____

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 7866

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
American Residential Leasing 7047 E. Greenway Pkwy #350 Scottsdale AZ 85254	Owner	151-09-0A-182.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Ashley N. Hussey and Mario Hussey, wife and husband

HEREINAFTER REFERRED TO AS THE 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 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. 182 on the Plan of the Final Plat of Long Hunter Chase, Phase 2, Section 1, a Residential Planned Unit Development, as shown on plat of record in Plat Book 7900, Pages 763 and 764, and Surveyor's Certificate of Correction of record in Book 9473, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Ashley N. Hussey and Mario Hussey, wife and husband, by Quitclaim Deed from Ashley N. Hussey fka Ashley N. Ayers and Mario D. Hussey aka Mario Hussey, dated 10/23/12 and recorded 11/8/12 in Instrument No. 20121108-0103039; and being the same property previously conveyed to Ashley N. Ayers, unmarried and Mario Hussey, unmarried, with right of survivorship, by Warranty Deed from Chase K. Mitchell, an unmarried man and Jimmy R. Mitchell, a married man, dated 9/25/09 and recorded 10/2/09 in Instrument No. 20091002-0091596, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4456 Benchmark Drive, Antioch, TN 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 GRANTEES, its heirs and assigns forever; and we so 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, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of February, 2014.

Ashley N. Hussey

Mario Hussey

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley N. Hussey and Mario Hussey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 27th day of February, 2014.

KAYLA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-16-2017

(Notary Seal)

Notary Public
My Commission Expires: _____