RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-10961

NEW OWNER:

American Residential Leasing Company, LLC
7047 E Greenway Parkway, Suite 350
Scottsdale, Arizona 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: 14-0085

Map 173 Group 05-0-B Parcel 03.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140014772 DEEDWARR
Recvd: 03/04/14 13:51 3 pgs
Fees:18.00 Taxes:640.10
20140304-0018145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Three Thousand and 00/100 Dollars ($173,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES R. THOMAS and ANN G. THOMAS, husband and wife, and CHARLES R. THOMAS, JR., unmarried,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **AMERICAN RESIDENTIAL LEASING COMPANY, LLC, a Delaware limited liability company** ("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:

Land in Davidson County, Tennessee, being Lot Number 3 on the plan of Cottage Grove of record in Instrument No. 20100406-0025553, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Charles R. Thomas and Ann G. Thomas, husband and wife, and Charles R. Thomas, Jr., unmarried, by deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated July 26, 2011, and of record in Instrument No., 20110728-0057788, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2008 Cottage Grove 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.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **February, 2014**.

CHARLES R. THOMAS

ANN G. THOMAS

CHARLES R. THOMAS, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CHARLES R. THOMAS, ANN G. THOMAS and CHARLES R. THOMAS, JR., 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 28th day of **February, 2014**.

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. PUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **173,000.00** .

Teresa Taylor

AFFIANT

Sworn to and subscribed to before me 28 day of **February, 2014**.

My commission expires: 9-18-17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN

NOTARY PUBLIC