BILL GARRETT, Davidson County
Trans:T20140015105 DEEDWARR
Recvd: 03/05/14 12:36 2 pgs
Fees:13.00 Taxes:490.25

20140305-0018536

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th Day of February 2014

NOTARY PUBLIC

My Commission Expires:

JEREMY PETER FOSTER
Notary Public, State of Michigan
County of Montcalm
My Commission Expires August 1, 2019
Acting in the County of

THIS INSTRUMENT PREPARED BY: Tennessee Nations Title Agency, 4611 Legation Road, Suite 107, Hermitage, TN 37076

NAME & ADDRESS OF PROPERTY OWNER: NUMBERS:	SEND TAX BILLS TO:	MAP & PARCEL
American Residential Leasing , 5112 Greer Station Dr Hermitage, TN 37076	American Residential Leasing, 5112 Greer Station Dr Hermitage, TN 37076	075-12-0A-098.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees. and other good
and valuable consideration, the receipt of which is hereby acknowledged, we

DAVID M. SINGLETON AND WIFE, SARAH E. SINGLETON

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, Tennessee, described as follows, to wit:

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. 139 ON THE PLAN OF GREER MEADOWS SECTION TWO OF RECORD IN PLAT BOOK 9700, PAGE 601, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO \DAVID M. SINGLETON AND WIFE, SARAH E. SINGLETON BY \QUIT CLAIM DEED\ FROM CHARLES L. PARSONS AND WIFE, SUZANNE E. PARSONS\ AS RECORDED _____\AS DOCUMENT \20140305-0018535

This improved property is known as 5112 Greer Station Dr Hermitage, TN 37076

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14th Day of February 2014

Unimproved ( )
This is improved (X) property known as 5112 Greer Station Dr.
Hermitage, TN 37076

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/my hand(s) this 14 day of February, 2014.

Sarah Singleton

David Singleton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Singleton and Sarah Singleton, the bargainors 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 Nashville, Tennessee, this 14 day of February, 2014.

Commission Expires: 7-13-17

Notary Public

Dallana Lowhorn
State of Tennessee
Notary Public
Davidson County

NTA
2311 E. Beltline S.E.
Suite 103
Grand Rapids, MI 49546