WARRANTY DEED

B-IR-14-3737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
American Residential Leasing Company, LLC	**New owner**	
(NAME)	(NAME)	**16413007800**
7047 E Greenway Pkwy #350		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JONATHAN C. GRUNAU AND ALICE GRUNAU, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMERICAN RESIDENTIAL LEASING COMPANY, LLC** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 252, FIRST REVISION, ASHEFORD CROSSING, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan C. Grunau and wife, Alice Grunau by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders, recorded on the 2nd day of September, 1997 in Deed Book 10588, Page 845, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9651, Page 900, as amended in Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, Book 10717, Page 97 and Book 11455, Page 769 and Instrument Nos. 20001018-0103441 and 20010418-0038191.
- Terms and provisions of by-Laws recorded in Book 9651, Page 925.
- Charter of Homeowners' Association recorded in Book 9651, Page 895.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3737 Asheford Trace, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Return to: BOX: 13
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 7980

BILL GARRETT, Davidson County
Trans:T20140017665 DEEDWARR
Recvd: 03/17/14 10:27 2 pgs
Fees:13.00 Taxes:547.60
20140317-0021793

Witness my/our hand(s) this the 6th DAY OF MARCH, 2014.

Jonathan C. Grunau

Alice Grunau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN C. GRUNAU AND ALICE GRUNAU, the within named bargainor, 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, this the 6th of March, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212