This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
American Residential Leasing Company, LLC
7047 E. Greenway Parkway, Ste. 350
Scottsdale, AZ 85254

SEND TAX BILL TO:
OWNER

MAP 151100A18600CO

Davidson County DEEDWARR
Recvd: 03/28/14 09:43 3 pgs
Fees:18.00 Taxes:490.25
20140328-0025663

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tracey Easter, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **American Residential Leasing Company, LLC, a Delaware Limited Liability Company**, hereinafter called the "GRANTEE", its successors 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. 154 on the plan of Phase Two, Villages of Long Hunter PUD,** as shown by plat appearing of record in Instrument Number 20020515-0059732, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Tracey Easter, unmarried, by Warranty Deed from Gary A. Morgan, dated 11/13/09 and in Instrument No. 20091124-0107932, in the Registers Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **1717 Londonview Place, 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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kevin Bruce Wilbur, the husband of Tracey Easter, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS OUR HANDS this the **27th** day of **March, 2014.**

Tracey Easter

Tracey Easter

Kevin Bruce Wilbur

Kevin Bruce Wilbur

BY: Tracey Easter Attorney-in-Fact

Tracey Easter, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Tracey Easter**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said Kevin Bruce Wilbur, the within named bargainor, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Kevin Bruce Wilbur, and recorded simultaneously herewith and appearing of record in Instrument #20140328-0025662 of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 27th day of March, 2014.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/19/2016

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual value or consideration, whichever is greater, for this transfer is **$132,500.00.**

AFFIANT

Subscribed and sworn to before me on this 27th day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 6-19-16

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Electronic Document Certification

I, **Lisa D. Turner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa D. Turner

SWORN to and subscribed before me,
this the 27th day of March, 2014.

NOTARY PUBLIC

My commission expires: 9/21/16

STACIE A. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 27th day of March, 2014.

NOTARY PUBLIC

My commission expires: 9/21/16

STACIE A. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY