WARRANTY DEED

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

B-VRES-14-4732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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	American Residential Leasing Company, LLC	
(NAME)	(NAME)	
4732 Cape Hope Pass	7047 E. Greenway Parkway #350	**98-13-A-51.00 CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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 **ROBERT M. AHLSCHWEDE AND WIFE, MARILYN S. AHLSCHWEDE,** 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 51, NEW HOPE POINT, PHASE ONE, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 431, 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 Robert M. Ahlschwede and wife, Marilyn S. Ahlschwede by Warranty Deed from D.R. Horton, Inc., DBA Torrey Homes, recorded on the 22nd day of March, 1999 in Deed Book 11393, Page 822, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- All matters shown on the plat of NEW HOPE POINT, PHASE ONE, SECTION TWO, as recorded in Plat Book 9700, Page(s) 431, PUD Boundary Plat recorded in Book 9700, Page 275, corrected at Instrument No. 20010531-0056257, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Declaration of covenants, conditions and restrictions recorded in Book 10290, Page 1, re-recorded at Instrument No. 20000628-0064247, Book 10330, Page 782 and Book 10537, Page 110, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws recorded in Instrument No. 20080623-0064598, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument No. 20000607-0054879, Register's Office for Davidson County, Tennessee.
- Conveyance of common area to Homeowners Association recorded at Instrument No. 20000607-0056880, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4732 Cape Hope Pass, Hermitage, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140025361 DEEDWARR
Recvd: 04/15/14 10:03 2 pgs
Fees:13.00 Taxes:752.95

20140415-0031336

Witness my/our hand(s) this the 1st DAY OF APRIL, 2014.

Robert M. Ahlschwede

Marilyn S. Ahlschwede

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. AHLSCHWEDE AND MARILYN S. AHLSCHWEDE, 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 1st of April, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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