BILL GARRETT, Davidson County
Trans:T20140027585 DEEDWARR
Recvd: 04/23/14 09:25 2 pgs
Fees:13.00 Taxes:506.90

20140423-0034026

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
14-0315M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of April, 2014

Notary Public
Commission Expires: 7/2/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
American Residential Leasing Company, LLC 7047 E. Greenway Parkway, Suite 350 Scottsdale, AZ 85254	SAME	182-06-0A-267.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dudley C. Weddaburne and Lesia G. Weddaburne, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

American Residential Leasing Company, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 all of Lot No. 219, on the Final Plat, Old Hickory Hills, Phase Two, Section Four, as shown by plat appearing of record in Instrument No. 20041220-0151235, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Dudley C. Weddaburne and Lesia G. Weddaburne, husband and wife by Warranty Deed from Greenvale Construction, LLC, a Limited Liability Company, dated 11/9/2005 and recorded 11/15/2005 of record in Instrument No. 20051115-0137861, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than $164,400.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee."

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8320 Ramstone Way, Antioch, TN 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 GRANTEES, its heirs and assigns forever; and we so 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, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 04 day of April, 2014.

x Dudley C. Weddaburne
Dudley C. Weddaburne

x Lesia G. Weddaburne
Lesia G. Weddaburne

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Dudley C. Weddaburne and Lesia G. Weddaburne

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 at Claremont, California this 4th day of April, 2014.

SHERRI C. LEBRON
Commission # 2045624
Notary Public - California
San Bernardino County
My Comm. Expires Nov 12, 2017

Notary Public
My Commission Expires: 11-12-17

(Notary Seal)