BILL GARRETT, Davidson County
Trans:T20140029569 DEEDWARR
Recvd: 04/30/14 15:00 2 pgs
Fees:13.00 Taxes:545.75
20140430-0036429

Box:13
File # 8195

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00
LaTrea Tricadh
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2014.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing Company, LLC	American Residential Leasing Company, LLC	087050A15500CO
(NAME)	(NAME)	
4032 Farmingham Woods Dr	7047 E. Greenway Parkway Ste 350	
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Norberto **Aleman and Hilary Aleman, husband and wife,,** hereinafter called the Grantor, has bargained and sold, and by these presents does 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, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 41, on the Plan of Farmington Woods Phase IV, as of record in Plat Book 7900, page 555, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Norberto Aleman and wife, Hillary Aleman by deed from Kevin D. Trulock and wife, Mary Lynn Trulock dated 08/10/2006 filed of record on 08/15/2006 in Instrument Number 20060815-0100281, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4032 Farmingham Woods Drive, 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, has 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 hands this 24th **day of April, 2014.**

Norberto Aleman by Hilary Aleman, his attorney in fact

Norberto Aleman by Hilary Aleman, his Attorney in Fact

Hilary Aleman

State of Tennessee County of ~~Wilson~~ Williamson

Personally appeared before me, the undersigned notary public, **Hilary Aleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this the 24th **day of April, 2014.**

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Notary Public
My Commission Expires:

State of Tennessee County of ~~Wilson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hilary Aleman** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Norberto Aleman** and acknowledged that she, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Inst. No. 20140430-0031028 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 24th **day of April, 2014.**

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Notary Public
My Commission Expires: