WARRANTY DEED

File #14053853

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/18/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing Company, LLC	NEW OWNER	174 11 0A 545.00 CO
(NAME) 7047 E Greenway Pkwy STE 350	(NAME) 7047 E. Greenway Pkwy Ste. 350	
(ADDRESS) Scottsdale AZ 85254	(ADDRESS) Scotts dale, AZ 85254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WRI Nashville Residential Fund II, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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:

Being Lot No. 124, on the plan of First Amendment Cane Ridge Farms Phase Three, Section One, as the same appears of record in Instrument No. 20070703-0079200, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to WRI Nashville Residential Fund II, LLC by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 01/28/2014, of record in Instrument No. 20140225-0016188 said Register's Office.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20070703-0079200, said Register's Office.; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20041102-0131848, Instrument No. 20040319-0031603, Instrument No.20060112-0004819, said Register's Office.; Charter of Homeowner's Association of record Instrument No. 20010815-0088360, said Register's Office.; Transmission Line Easement as of record in Book 4428, Page 565 and Book 5078, Page 476, said Register's Office.; Easement to United Telephone Company as of record in Instrument No. 20020123-0009340, Instrument No. 20070130-0012097, Instrument No. 20050825-0101604, Instrument No. 20060607-0067535, Instrument No. 20060927-0119247 and Instrument No. 20060607-0067535, said Register's Office.; Conveyance of Common Areas as of record in Instrument No. 20010815-0088361, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **2053 Leefield Dr, Antioch,TN,37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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, 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:T20140044042 DEEDWARR
Recvd: 06/20/14 16:07 2 pgs
Fees:13.00 Taxes:643.80

20140620-0054263

Witness our hands this 18th day of June, 2014.

WRI Nashville Residential Fund II, LLC

By: _____

Steven Dotson, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of WRI Nashville Residential Fund II, LLC, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal at this 18th day of June, 2014.

Commission expires:

8/16/14

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130