BILL GARRETT, Davidson County
Trans:T20140045399 DEEDWARR
Recvd: 06/26/14 09:38 2 pgs
Fees:13.00 Taxes:512.45

20140626-0055894

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $138,500.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2014.

Notary Public
My commission expires:

13-1405-132184

Address of New Owner:	Send Tax Bills to:	Tax Information
American Residential Leasing Company, LLC 2049 Leefield Drive Antioch TN 37013	American Residential Leasing Company, LLC 7047 E Greenway Pkwy Ste 350 Scottsdale, AZ 85254	174-11-0A-546.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robin Giannattasio, a single woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to American Residential Leasing Company, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot Not 125, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section 1, 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 Robin Giannattasio by Warranty Deed of record in Instrument No 20100902-0069881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2049 Leefield Drive, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of June, 2014.

Robin Giannattasio

STATE OF Washington DC
COUNTY OF N/A

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robin Giannattasio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Washington, DC, this 17th day of June, 2014.

Notary Public

My Commission expires: 10/31/2014