WARRANTY DEED

File #14063891

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

BILL GARRETT, Davidson County
Trans:T20140047569 DEEDWARR
Recvd: 07/03/14 09:58 2 pgs
Fees:13.00 Taxes:518.00
20140703-0058674

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	American Residential Leasing Company, LLC	150-12-0C-001.00
(NAME) 7047 E Greenway Parkway Ste 350	(NAME) 7047 E Greenway Parkway Ste 350	
(ADDRESS) Scottsdale AZ 85254	(ADDRESS) Scottsdale 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, **Brandee D Bishop, Married** 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. 1, on the plan of Final Plat Mt. View Subdivision Section One, as the same appears of record in Plat Book 11700, Page 36, amended in Instrument No. 20010207-0012283, 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 Brandee D. Watford, an Unmarried Woman by deed from Corinthian Custom Homes, Inc., dated 01/31/2006, of record in Instrument No. 20060203-0013975, said Register's Office. The said Brandee D. Watford having since married to Jason Rashaan Bishop and is now known as Brandee D. Bishop.

Jason Rashaan Bishop, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property"

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 Plat Book 11700, Page 36, and amended in Instrument No. 20010207-0012283, said Register's Office.; PUD Boundary Plat as of record in Book 11190, Page 65, said Register's Office.; Rights of adjoining owners as of record in Book 6013, Page 187, said Register's Office.; Charter of Homeowners Association as of record in Instrument No. 20020108-0002713, said Register's Office.; Quitclaim Deed to Homeowners Association as of record in Instrument No. 20020129-0012295, said Register's Office.; Notice of Completion filed 02/03/06 of record in Instrument No. 20060203-0013974, said Register's Office.; Declaration of Covenants as of record in Book 11272, Page 811 and Instrument No. 20020108-0002714 and Re-recorded in Instrument No. 20020122-0008596, said Register's Office.; By-Laws as of record in Instrument No. 20020122-0008596, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3501 Mount View Ridge, 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.

Witness our hands this 30 day of June, 2014.

Brandee D Bishop

Brandee D Bishop formerly known as Brandee D Watford

J Bishop Jason Rashaan Bishop

Jason Rashaan Bishop

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Brandee D. Bishop formerly known as Brandee D Watford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 30 day of June, 2014.
Commission expires: 10/24/2017

Lisa Roseberry
Notary Public

LISA ROSEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jason Rashaan Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 30 day of June 2014.
Commission expires: 10/24/2017

Lisa Roseberry
Notary Public

LISA ROSEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

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