WARRANTY DEED

File #14063888

VANESSA E. ALLEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/16/14

(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	American Residential Leasing Company, LLC	164-10-0A-211.00
(NAME)	(NAME)	
7047 E Greenway Parkway Ste 350	7047 E Greenway Parkway Ste 350	
(ADDRESS)	(ADDRESS)	
Scottsdale AZ 85254	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, **Connie Turner, an unmarried woman** 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. 92, on the plan of Final Plat Village Four Summerfield, as the same appears of record in Instrument No. 20030401-0042979, 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 Connie Turner, An Unmarried Woman by deed from Connie Turner and Husband Timmie E. Burlison, dated 08/23/2013, of record in Instrument No. 20131105-0114550, 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. 20030401-0042979, said Register's Office.; Easement to Bellsouth Telephone as of record in Book 1141, Page 327, said Register's Office.; Easement to Tennessee Telephone Company as of record in Instrument No. 20000824-0083643, said Register's Office.; Charter of Summerfield Homeowners Association as of record in Book 11648, Page 660 and amended in Instrument No. 20010326-0028531, said Register's Office.; Stormwater detention agreement as of record in Instrument No. 20000113-004777, said Register's Office.; Sanitary Sewer Easements as of record in Instrument No. 20000913-0091247, Instrument No. 20000913-0091248, and Instrument No. 20000913-0091249, said Register's Office.; Sanitary Sewer/ Storm Drainage as of record in Instrument No. 20000809-0079074, said Register's Office.; Quitclaim Deed to Homeowners Association as of record in Instrument No. 20010514-0049520, said Register's Office.; Declaration of Covenants as of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071167, and Instrument No. 20030527-0071168, said Register's Office.; By-Laws as of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, said Register's Office.;
This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) any and all other matters of public record.

BILL GARRETT, Davidson County
Trans:T20140049396 DEEDWARR
Recvd: 07/10/14 15:04 2 pgs
Fees:13.00 Taxes:505.05

20140710-0060947

unimproved ☐
This is improved ☒ property, known as **4241 Sandstone 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.

Witness our hands this 1 day of July, 2014.

Connie Turner

Connie Turner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Connie Turner, 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 1st day of July, 2014.

Commission expires: 7/26/2017

AMANULLAH A. REHMAN NOTARY PUBLIC WAKE COUNTY, NC

Amanullah A. Rehman

Notary Public

RETURN RECORDED DOCUMENTS TO:

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