WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~167,500.00~~

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 8/12/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
American Residential Leasing	NEW OWNER	Parcel ID:
7047 E. Greenway Pkwy., Ste. 350	7047 E. Greenway Pkwy #350	174110A5200CO
Scottsdale, AZ 85254	Scottsdale, AZ 85254	

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, we

Natasha A. Lee, f/k/a Natasha A. Pirtle and husband, Robert H. Lee

hereinafter called the GRANTORS, has 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. 93 on the plan of First Amendment of Cane Ridge Farms, Phase Three, Section One, as the same appears of record in Instrument 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 Natasha A. Pirtle and Robert H. Lee by deed from Greenvale Construction, LLC, of record in Instrument 20100407-0025989, dated March 31, 2010, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20070703-0079200, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1425 Ohara 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 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 9th day of July, 2014.

Natasha A. Lee

Natasha A. Lee

Robert H. Lee

Robert H. Lee

BILL GARRETT, Davidson County
Trans:T20140049396 DEEDWARR
Recvd: 07/10/14 15:04 2 pgs
Fees:13.00 Taxes:582.75

20140710-0060948

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natasha A. Lee and Robert H. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 2014.

My Commission Expires: 2-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.