WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/14 11:26 3 pgs
Fees:18.00 Taxes:595.70
20140716-0062828

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/18/17

(AFFIX SEAL)

Tammy McGinley Notary Public State of Tennessee Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Residential Leasing Company, LLC, a Delaware Limited Liability Company	American Residential Leasing Company, LLC, a Delaware Limited Liability Company	182060A36500CO
(NAME)	(NAME)	
7047 E Greenway Pkwy, Ste 350	7047 E Greenway Pkwy, Ste 350	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254	Scottsdale, AZ 85254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Emad Younan and Reham Roman, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **American Residential Leasing Company, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 302, on the plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three - Section Two, as the same appears of record in Instrument No. 20070516-0058484, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Emad Younan and Reham Roman, wife and husband by Warranty Deed dated 08/13/2009 from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument 200908190077915, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to All matters as set forth per plat of record in Instrument 200705160058484, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200201160006750, as amended of record in Instrument 201011160091730, Stormwater Detention Agreement of record in Instrument 200103060021333, and Charter of the Homeowner's Association of record in Instrument 200201230009417, as amended of record in Instrument 200812190121385, said Register's Office.

This conveyance is further subject to (1) all 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) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 9241 Thomason Trail, Antioch, TN 37013

File No.: 01291-11288
SMG TN Warranty Deed

(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 15th day of July, 2014.

Emad Youman
Emad Youman

Reham Roman
Reham Roman

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emad Youman and Reham Roman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2014.

Carrie Beard
Notary Public
My Commission Expires: 4-15-17

CARRIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

**** The Grantee shown on Instrument #200908190077915 erroneously referred to as Emad Younan and Reham Roman, wife and husband. Grantee(s) names should read Emad Younan and Reham Roman, husband and wife.**

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-20-15

Notary' Seal (if on paper)

