8490
600913

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing Company, LLC	American Residential Leasing Company, LLC	181100a05800co
(NAME)	(NAME)	
6901 Scarlet Ridge Drive	7047 E. Greenway Parkway Suite 350	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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, WE, Sysomphone Keophilavan and Souvanthong Keomixay, 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:

Land in Davidson County, Tennessee, being Lot No. 219 on the plan of First Revision Final Plat Phase Two Autumn Oak Subdivision, as of record in Plat Book 11700, Pages 64/65, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sysomphone Keophilavan and Souvanthong Keomixay, by deed of record in Instrument NO. 20101122-0093064, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Sysomphone Keophilavan and Souvanthong Keomixay by Bounnhong Jason Keomyxay as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument NO. * _____, in the Register's Office for Davidson County, Tennessee.

* 20140728-0066599 and * 20140728-0066600

unimproved ☐

This is improved ☒ property, known as 6901 Scarlet Ridge Drive, Brentwood, TN 37027

(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.

BILL GARRETT, Davidson County
Trans:T20140054169 DEEDWARR
Recvd: 07/28/14 09:47 2 pgs
Fees:13.00 Taxes:917.60

20140728-0066601

Witness our hands this 25th day of July. 2014.

Sysomphone Keophilavan

Souvanthong Keomixay

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25th day of July 2014 before me personally appeared Bounnhong Jason Keomyxay, the person who executed the foregoing instrument on behalf of Sysomphone Keophilavan and Souvanthong Keomixay, and acknowledged that he/she executed the same as the free act and deed of the said Sysomphone Keophilavan and Souvanthng Keomixay, through Power of Attorney granted him/her by the said Sysomphone Keophilavan and Souvanthong Keomixay.

Witness my hand and official seal at Franklin, Tennessee this 25th day of July. 2014.

Commission expires:

Notary Public

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018