WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/14 12:25 3 pgs
Fees:18.00 Taxes:640.10
20140807-0071210

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Teresa Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/18/17

(AFFIX SEAL)

Tammy McCauley Notary Public State of Tennessee Rutherford Co.

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	164070A01100CO
(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, **Paula R. Collick and Rubin A. Collick, wife and hsuband** , hereinafter called the GRANTOR(S), has 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 all of Lot No. 11 on the Final Plat, Section One, HARVEST GROVE (Formerly Tillman) "Cluster Lot Subdivision", of record in Instrument 20060726-0090037, as amended in Instrument 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paula R. Collick, married by Warranty Deed dated 09/28/2007 from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument 20071019-0124277, 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 Restrictive Covenants and Easements of record in Instrument Number 2006111-6014230, Instrument Number 2006062-8007382, Instrument Number 20040707-0080492, Instrument Number 20060707-0081730 and Instrument Number 2007022-0020794, Register's Office for said County.

Rubin A. Collick joins in this conveyance to convey any and all rights he may have in this property.

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 125 Grovedale Trace, 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 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 my hand this 4th day of August, 2014.

Paula R. Collick

Rubin A. Collick

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 **Paula R. Collick and Rubin A. Collick**, 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 4 day of August, 2014.

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

STATE OF TENNESSEE NOTARY PUBLIC
CONNIE BEARD
RUTHERFORD COUNTY

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

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)

