WARRANTY DEED

BETH ENGLAND — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY

Y-BR-14-7460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
American Residential Leasing Company, LLC	**American Residential Company, LLC**	
(NAME) **7460 Maggie Drive**	(NAME) **7047 E Greenway Parkway Ste 350**	**182-06-0A-161.00 CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Scottsdale, AZ 85254**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT J. MACKENDRICK AND WIFE, ANA M. MACKENDRICK,** 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), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 158, PHASE 2, SECTION 1, OLD HICKORY HILLS, as shown on plat of record in Instrument No. 20030623-0086188, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert J. MacKendrick and wife, Ana M. MacKendrick by Warranty Deed from Greenvale Construction, LLC, recorded on the 19th day of May, 2004 in Instrument No. 20040519-0058552, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, SECTION 1, OLD HICKORY HILLS, as recorded in Instrument No. 20030623-0086188.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20020116-0006750, amended at Instrument No. 20101116-0091730.
- Charter of Old Hickory Hills Homeowners Association, Inc. recorded at Instrument No. 20020123-0009417, amended at Instrument No. 20081219-0121385.
- Easement for United Telephone Company, recorded in Instrument No. 20020123-0009339.
- Easement for Public Utility and Drainage, recorded in Instrument No. 20030623-0086188.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Instrument No. 20001030-0107214.
- Stormwater Detention Agreement recorded at Instrument Nos. 20010306-0021333 and 20030226-0025749.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7460 Maggie Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and 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), 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: T20140061339 DEEDWARR
Recvd: 08/19/14 15:21 2 pgs
Fees: 13.00 Taxes: 499.50

20140819-0075409

Witness my/our hand(s) this the 7th DAY OF AUGUST, 2014.

Robert J. MacKendrick by John Gleaves, Attorney-in-Fact

Ana M. MacKendrick by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT J. MACKENDRICK, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT J. MACKENDRICK.

Witness my hand and official seal, this the 7th of August, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANA M. MACKENDRICK, and who acknowledged he/she/they executed the same as the free act and deed of the said ANA M. MACKENDRICK.

Witness my hand and official seal, this the 7th of August, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212