8710 book 13

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,900.00.
Bankers Title &.Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2014 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Residential Leasing Company LLC	NEW OWNER	151100A22400CO
7047 East Greenway Parkway, #350		
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, **Stephen Douglas Shumate, married**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **American Residential Leasing Company, LLC, a Delaware Limited Liability Company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Number 73, on the plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen Douglas Shumate by deed from Ole South Properties, Inc., of record in Instrument No. 20040322-0032207, Register's Office for Davidson County, Tennessee.

Sarah Shumate joins in the execution of this instrument to convey her interest in the property to the Grantee as spouse of Stephen Douglas Shumate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7044 S. Hampton Drive, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20140064657 DEEDWARR
Recvd: 09/02/14 09:26 2 pgs
Fees:13.00 Taxes:465.83
20140902-0079499

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 the 29th day of August, 2014.

Stephen Douglas Shumate

Sarah Shumate

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Douglas Shumate and Sarah Shumate,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of August, 2014.

My Commission expires: March 8, 2016

Notary Public

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY