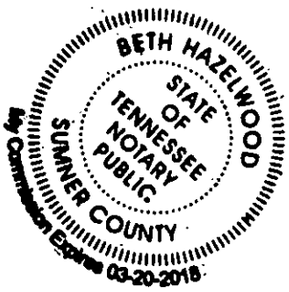
8.7356
Book 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
American Residential Leasing	NEW OWNER	Parcel ID:
7047 E. Greenway Pkwy; Ste 350		150120C02000CO
Scottsdale, AZ. 85254		

FOR AND IN 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

Erik Boczko, unmarried

hereinafter called the GRANTORS, has 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 all of Lot No. 20, on the plan of Mt. View Subdivision, Section One, of record in Plat Book 11700, Page 36, as amended in Instrument 20010207-0012283, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erik Boczko, unmarried, by Quitclaim Deed from Erik Boczko, Trustee of the Erik Boczko Family Living Trust, of record in Instrument 20090515-0044755, said Register's Office, dated April 24, 2009. See also deeds of record in Instrument 20051201-0144617, and Instrument 20050201-0011877, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11272, Page 811, Instrument 20020108-0002714, and Instrument 20020122-0008596, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 36, as amended in Instrument 20010207-0012283, said Register's Office; (3) PUD Boundary in Book 11190, Page 65, said Register's Office; (4) Adjoining Owner's Rights in Book 6013, Page 187, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 805 McCumber Dr, Antioch, TN 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 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 my hand this 28th day of August, 2014.

Erik Boczko

BILL GARRETT, Davidson County
Trans:T20140064657 DEEDWARR
Recvd: 09/02/14 09:26 2 pgs
Fees:13.00 Taxes:542.05

20140902-0079500

STATE OF OHIO
COUNTY OF Athens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erik Boczko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Athens, Ohio, this 28th day of August, 2014.

My Commission Expires: 8/20/2017

Notary Public



TONIA M. MARTIN
Notary Public, State of Ohio
My Commission Expires 8/20/2017
Commission Recorded In Athens OH