This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 164100A014.00

BILL GARRETT, Davidson County
Trans:T20140065441 DEEDWARR
Recvd: 09/03/14 13:59 2 pgs
Fees:13.00 Taxes:577.20
20140903-0080507

NAME & ADDRESS OF NEW OWNER:
American Residential Leasing Company, LLC
7047 East Greenway Pkwy Ste 350
Scottsdale, AZ 85254

SEND TAX BILLS TO
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ZUHAIR GULAY (WHO ERRONEOUSLY ACQUIRED TITLE AS ZUHER GULAY) AND SAWSAN MOHAMAD, HUSBAND AND WIFE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **AMERICAN RESIDENTIAL LEASING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY** "Grantee(s)", its heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being all of Lot No. 14, Village One, Summerfield, as shown by plat appearing of record in Plat Book Instrument Number 20000211-0014170, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Zuher Gulay and Sawsan Mohamad, by Special Warranty Deed from Secretary of Veterans Affairs, dated April 9, 2008, appearing of record in Instrument Number 20080428-0043155, of the Register's Office of Davidson County, Tennessee. Zuher Gulay and Zuhair Gulay is one and the same person. Zuhair Gulay having erroneously acquired title as Zuher Gulay.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book Instrument Number 20000211-0014170; Charter of Summerfield Village Homeowner's Association of record in Deed Book 11648, page 680 and Instrument Number 20010326-0028531; By-Laws of Summerfield Village Homeowner's Association of record in Deed Book 11648, page 662 and Instrument Number 20010504-0046261; Restrictions of Summerfield Village Subdivision of record in Deed Book 11588, page 484 and Deed Book 11669, page 376 and Instrument Number 20010308-0021946 and Instrument Number 20010504-0046260 and Instrument Number 20030527-0071168; General Easement to Metro Nashville of record in Instrument Number 20000913-0091248 and Instrument Number 20000804-0077639 and Instrument Number 20000913-0091249 and Instrument Number 20000913-0091247; Easement to Tennessee Telephone of record in Instrument Number 20000824-0083643; Sewer Easement of record in Instrument Number 20000809-0079074 and Stormwater Detention Agreement of record in Instrument Number 20000113-0004777 all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 108 Rock Glen Court, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), its heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same

is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), its heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29 day of August, 2014.

Zuhair Gulay

Sawsan Mohamad

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Zuhair Gulay and Sawsan Mohamad, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29 day of August, 2014.

annemarie Cain
NOTARY PUBLIC

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 2.20.18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $156,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelly Posey
AFFIANT

Sworn to and subscribed before me this 29 day of August 2014.

annemarie Cain
NOTARY PUBLIC

My Commission Expires: 2.20.18

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY