WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066552 DEEDWARR
Recvd: 09/08/14 09:31 2 pgs
Fees:13.00 Taxes:481.00
20140908-0081899

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of September 2014.

Notary Public

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

LAURIE DAMEWOOD NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
American Residential Leasing Company, LLCa Delaware limited liability company	American Residential Leasing Company, LLC	151 10 0A 246.00
(NAME)	(NAME)	
7047 E. Greenway Parkway, Ste 350	7047 E. Greenway Parkway, Ste 350	
(ADDRESS)	(ADDRESS)	
Scottsdale 85254	Scottsdale, AZ 85254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars ($130,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carole Colleen Bean, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **American Residential Leasing Company, LLCa Delaware limited liability company**, 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 Lot Number 94, 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 madder for a more complete and accurate legal description of said lot.

Being the same premises conveyed to Carole Colleen Bean, unmarried by Warranty Deed from Teresa Ward, unmarried dated March 18, 2011 and recorded March 22, 2011 in Instrument Number 20110322-0022229 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 7124 S Hampton Boulevard, 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, has 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 4th day of September, 2014.

Carole Colleen Bean

Carole Colleen Bean

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Carole Colleen Beanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2014.

Notary Public

My Commission Expires: March 26, 2017

(SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-141062