BK:13
716#
8654

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LATRECE MCADOO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2018

R-VRES-14-5091

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	**Same as New Owner**	
(NAME) **7047 E GREENWAY PKWY STE 350**	(NAME) "	**175-6-A-36.00 CO**
(ADDRESS) **SCOTTSDALE, AZ 85254-8117**	(ADDRESS) "	
(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 **RICHARD M. MARTIN, UNMARRIED AND MICHAEL MARTIN AND MARY MARTIN, HUSBAND AND WIFE,** 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 36, THE PRESERVE AT OLD HICKORY, SECTION ONE, as shown on plat of record in Instrument No. 20060824-0104545, 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 by Trustee's Quitclaim Deed from Richard M. Martin to Richard M. Martin, Michael Martin and wife, Mary Martin as recorded on the 9th day of December, 2008 in Instrument No. 20081209-0118792, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Instrument of recond in Instrument No. 20060824-0104545, said Register's Office.
- Deed recorded in Instrument No. 20060824-0104548, said Register's Office.
- Easement for Tennessee Telephone Company, recorded in Instrument No. 20061013-0127208, said Register's Office.
- Easement for Colonial Pipeline, recorded in Book 3571, Page 599, Book 3616, Page 453, Book 3750, Page 13 and Book 4542, Page 131, said Register's Office.
- Easement for First Suburban Water District, recorded in Book 4453, Page 154, said Register's Office.
- Easement for Transmission Line, recorded in Book 2346, Page 378 and Book 4425, Page 582, said Register's Office.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20041103-0132562, said Register's Office.
- Declaration of Taking to USA (TVA) recorded in Book 11335, Page 609 and Instrument No. 20021017-0127752, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5091 Preserve Blvd, 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:T20140069087 DEEDWARR
Recvd: 09/16/14 10:49 2 pgs
Fees:13.00 Taxes:701.15
20140916-0084738

Witness my/our hand(s) this the 12th DAY OF AUGUST, 2014.

Richard M. Martin

Michael Martin by Richard M. Martin as attorney in fact
Michael Martin by Richard M. Martin as Attorney in Fact

Mary Martin by Richard M. Martin as attorney in fact
Mary Martin by Richard M. Martin as 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, RICHARD M. MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th 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, RICHARD M. MARTIN, 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 MICHAEL MARTIN AND MARY MARTIN, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL MARTIN AND MARY MARTIN.

Witness my hand and official seal, this the 12th 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