Box:13
File # 8771

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Residential Leasing Company, LLC	New owner	182060A38200CO
(NAME)	(NAME)	
7047 E. Greenway Parkway, Suite 350		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dennis Jarrett McCall and wife, Elizabeth McCall**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **American Residential Leasing Company, LLC,*** hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

* a Delaware limited liability company

Land in Davidson County, Tennessee, being Lot No. 319, on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three-Section Two, of record in Instrument No. 200705100056155 and of record in Instrument No. 200705160058484, said Register's Office of Davidson County, Tennessee, to which plat references are hereby made for a more complete description.

Being the same property conveyed to Dennis Jarrett McCall and wife, Elizabeth McCall by Warranty Deed dated 10/30/2009 from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument 200911040101833, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200705100056155 and Instrument 200705160058484. (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200201160006750, as amended of record in Instrument 201011160091730. (3) Stormwater Detention Agreement of record in Instrument 200103060021333, of record in Instrument 200302260025749 and of record in Instrument 200409270116009. (4) Easement of record in Instrument 200201230009339. (5) Charter of record in Instrument 200201230009417, as amended of record in Instrument 200812190121385, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans: T20140069464 DEEDWARR
Recvd: 09/17/14 09:52 2 pgs
Fees: 13.00 Taxes: 577.20

20140917-0085147

File No.: 01288-22266
SMG TN Warranty Deed

This is improved ☑ property, known as 9013 Ristau Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or 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), its successors and/or 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 15th day of September, 2014.

Dennis Jarrett McCall

Elizabeth McCall

State of Tennessee
County of Wilson

Personally appeared before me Dennis Jarrett McCall and Elizabeth McCall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of September, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122