WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140069964 DEEDWARR
Recvd: 09/18/14 12:55 2 pgs
Fees:13.00 Taxes:506.90

20140918-0085757

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
American Residential Leasing Company, LLC	New Owner	176-05-0B-199.00 CO
(NAME)	(NAME)	
7047 E. Greenway Pkwy, Suite 350		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **MICHAEL HARTON, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMERICAN RESIDENTIAL LEASING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, AS, 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 No. 36, FINAL PLAT HICKORY WOODS ESTATES, SECTION C, PHASE II, as shown on plat of record in Plat Book 9700, Page 952, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description o property.

Being the same property conveyed to Michael Harton by Warranty Deed from Eric Foley, married, recorc on the 6th day of August, 2009 in Instrument No. 20090806-0074015, in the Register's Office of Davidso County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	5104 Brookstone Court		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 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 our hands this 17 day of September, 2014.

Michael Harton
by Jody Hodges Attorney in Fact
Michael Harton, by Jody Hodges, Attorney-In-Fact

Alanda Harton
by Jody Hodges Attorney in Fact
Alanda Harton, by Jody Hodges, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jody Hodges**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Michael Harton,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20140918-0085755 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 17 day of Sept, 2014.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jody Hodges**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Alanda Harton,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20140918-0085756 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 17 day of Sept, 2014.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: