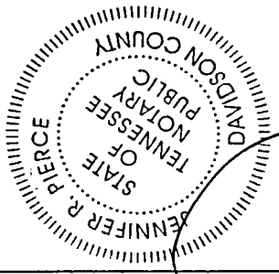
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/14 14:27 2 pgs
Fees:13.00 Taxes:473.60
20140922-0086855



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$128,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of September, 2014

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
American Residential Leasing Company, LLC	New Owner	151-11-0-OA-142.00 CO
7047 E Greenway Parkway Suite 350		
Scottsdale, AZ 85254		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kenneth L. Foushee and Angie G. Foushee, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **American Residential Leasing Company, LLC, a Delaware limited liability company,** it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 254, Phase Two, Villages of Long Hunter as shown by plat of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth L. Foushee and wife, Angie G. Foushee by Warranty Deed from Ole South Properties, Inc. dated 8/30/02 of record in Instrument Number 20020906-0108241, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020515-0059732, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010531-0056382; 20031111-0164945 and 20041022-0127537, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2338, page 466; Book 4446, page 423; Book 4535, page 351; Book 8197, page 228; and Book 9661, page 919; Also see Instrument Numbers 20000906-0088271, 20000906-0088272, 20001030-0107415; and 20020718-0086411; Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for common areas as shown of record in Instrument Number 20010531-0056383, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1104 S. Hampton Close, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 19, 2014.

Kenneth L. Foushee

Angie G. Foushee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth L. Foushee and Angie G. Foushee** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 19, 2014

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE