WARRANTY DEED

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Residential Leasing Company, LLC, a Delaware Limited Liability Company	American Residential Leasing Company, LLC, a Delaware Limited Liability Company	173-08-0-A-064.00CO
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 09/26/14 14:27 3 pgs Fees:18.00 Taxes:839.90 **20140926-0088946**
7047 E Greenway Pkwy, Ste 350	7047 E Greenway Pkwy, Ste 350	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254	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, I, **Joshua P. Michaelson, a single person**, hereinafter called the GRANTOR(S), has 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), its successors and/or 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. 131, on the plan of Final Plat, Section Two, Deer Valley, as shown on plat of record in Instrument No. 20060106-0002333, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua P. Michaelson and Catherine Michaelson, husband and wife by Warranty Deed dated 01/25/2007 from Yazdian Construction, Inc., a Tennessee corporation of record in Instrument 200701310012662, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joshua P. Michaelson by Quit Claim Deed dated 08/10/2011 from Catherine Michaelson of record in Instrument 201203220024319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to All matters as set forth per Instrument 200601060002333, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200212120153693, By-Laws of record in Book 8765, Page 90, Stormwater Detention Agreement of record in Instrument 200206270077608, Charter of Homeowners Association of record in Instrument 200212120153692, Charter Amendment of record in Instrument 200708070093758, and Quitclaim Deed to the Homeowner's Association of record in Instrument 201305230052436, 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 ☐

This is improved ☑ property, known as 3004 Bluffhollow Gap, 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 my hand this 26th day of September, 2014.

Joshua P. Michaelson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua P. Michaelson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of September, 2014.

Notary Public
My Commission Expires: 4-15-17

RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC CONNIE BEARD

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Teresa Taylor** , 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.

Teresa Taylor

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley** , a notary public for this county and

state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-18-17

Notary' Seal (if on paper)

