WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-14-7420

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)	(NAME)	
7047 E. Greenway Pkwy, Suite 350		**126-16-0-A-610.00-CO**
(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 hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES S. EUBANK AND JILL E. EUBANK, 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 365, PHASE 4C, RIVERWALK, as shown on plat of record in Instrument No. 20060328-0035052, 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 to James S. Eubank and wife, Jill E. Eubank by Warranty Deed from Corinthlan Custom Homes, Inc., recorded on the 28th day of December, 2006 in Instrument No. 20061228-0160350, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 4C, RIVERWALK, as recorded in Instrument Nos. 20060328-0035052 and 20011024-0115969.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20011105-0121083, amended at Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.
- Terms and provisions of by-Laws recorded in Instrument No. 20011105-0121083.
- Charter of Riverwalk Nashville Homeowners Association, Inc. recorded at Instrument No. 20020425-0051371.
- Storm Water Detention Agreement recorded in Instrument Nos. 20010919-0101279 and 20040826-0103240.
- Easement for Power Lines, recorded in Book 751, Page 375 and Book 787, Page 7.
- Easement for Tennessee Valley Authority, recorded in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647.
- Easement for Road and Utility, recorded in Instrument No. 20010706-0072536.
- Landscape Agreement recorded in Instrument No. 20010919-0101280.
- Easement for Public Utilities, recorded in Instrument No. 20040812-0097619.
- Common Area conveyance to Homeowners Association recorded at Instrument No. 20071220-0145869.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7420 Riverland Drive, Nashville, Tennessee 37221**.

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:T20140073296 DEEDWARR
Recvd: 09/30/14 10:38 2 pgs
Fees:13.00 Taxes:795.50
20140930-0089911

Witness my/our hand(s) this the 26th DAY OF SEPTEMBER, 2014.

James S. Eubank

Jill E. Eubank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES S. EUBANK AND JILL E. EUBANK, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212