WARRANTY DEED



STATE OF ~~TENNESSEE~~ ~~TEXAS~~ TN
COUNTY OF ~~Davidson~~ ~~Dallas~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2014
~~29 SEP~~

Notary Public:

MY COMMISSION EXPIRES: 8/28/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
American Residential Leasing	NEW OWNER	Parcel ID:
7047 E. Greenway Pkwy; Ste 350		176010B02900CO
Scottsdale, AZ 85254		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jessie L. Harris, Jr. and wife, Shaniecia N. Harris

hereinafter called the GRANTORS, 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 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. 131 on the Plan of Maxwell Place P.U.D., of record in Instrument No. 20050418-0042714, as corrected in Instrument No. 20050614-0067855, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse L. Harris, Jr., a married person, and Shaniecia N. Harris, his wife, by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument 20071210-0141965, said Register's Office, dated December 5, 2007.

This conveyance is subject to Restrictive Covenants of record in Instrument 20060301-0023937, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050418-0042714, as corrected in Instrument 20050614-0067855, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 128 Sophie Drive, Antioch, TN 37013

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 ~~30~~ 29 SEP day of September, 2014.

Jessie L. Harris, Jr.

Shaniecia N. Harris

BILL GARRETT, Davidson County
Trans: T20140073784 DEEDWARR
Recvd: 10/01/14 10:47 2 pgs
Fees: 13.00 Taxes: 651.20

20141001-0090517

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie L. Harris, Jr. and Shaniecia N. Harris, 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 29 day of September, 2014.

My Commission Expires: _____

Notary Public

HEMALATHA SUNDARRAJ
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-06-18