Box: 13
File# 8817

# WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| 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 | 151100a13500co |
| (NAME) 7036 South Hampton Drive | (NAME) 7047 E. Greenway Parkway Suite 350 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Scottsdale AZ 85254 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Sean Diaz and Michelle Ann Diaz, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 70, Phase Two, Villages of Long Hunter as shown by plat of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made of a more complete and accurate legal description.

Being the same property conveyed to Sean Diaz and Michelle Ann Diaz, by deed of record in Instrument NO. 20121204-0111600, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7036 South Hampton Drive, 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.

BILL GARRETT, Davidson County
Trans:T20140077956 DEEDWARR
Recvd: 10/16/14 09:29 2 pgs
Fees:13.00 Taxes:543.90
20141016-0095496

Witness our hands this 14th day of October, 2014.

Sean Diaz

Michelle Ann Diaz

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean Diaz and Michelle Ann Diaz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of October, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017