WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083214 DEEDWARR
Recvd: 11/04/14 13:08 2 pgs
Fees:13.00 Taxes:636.40
20141104-0101817

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2014

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(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		062020B01000
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

Russell W. Pierry and wife, Julie A. Pierry

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. 10, on the Plan of Abbington Park, Phase One, Section One, of record in Instrument No. 20030328-0041019, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Russell W. Pierry and wife, Julie A. Pierry by deed from Mary K. Summar, an unmarried woman, of record in Instrument 20121203-0110631, Register's Office for said County, dated November 30, 2012.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200104020031520; 200302130020075; 200404010036605; 200405180058461; 200502010011849; 200602020012846; and 200303030027406, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20030328-0041019, 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 4417 Frost Street, Nashville, TN 37214

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 3rd day of November, 2014.

Russell W. Pierry

Julie A. Pierry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell W. Pierry and Julie A. Pierry, 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 at Nashville, Tennessee, this 31st day of October, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.