ADDRESS NEW OWNERS and
SEND TAX BILLS:
AMERICAN RESIDENTIAL LEASING COMPANY, LLC
7047 E. Greenway Parkway, Suite 350
Scottsdale, AZ 85254

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
064160D16700C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **SAMUEL DALE ROYALTY and ALLISON L. ROYALTY fka ALLISON L. SYKES, husband and wife,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **AMERICAN RESIDENTIAL LEASING COMPANY, LLC, a Delaware Limited Liability Company,** hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 315 on the Plan of Section Three, Truxton Park, as shown by plat of record in Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Samuel Dale Royalty and Allison L. Sykes from Terri Cannon, an unmarried person, by deed recorded April 2, 2008 in Instrument No. 20080402-0033137, Register's Office for Davidson County, Tennessee. Allison L. Sykes and Allison L. Royalty being one and the same person.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2413 Pleasant Springs Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140093078 DEEDWARR
Recvd: 12/12/14 11:20 2 pgs
Fees:13.00 Taxes:614.20
20141212-0113888

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 10 day of December, 2014.

SAMUEL DALE ROYALTY

ALLISON L. ROYALTY, formerly
ALLISON L. SYKES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SAMUEL DALE ROYALTY and ALLISON L. ROYALTY, the within named bargainors 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 at office this 10 day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $166,000.00.

AFFIANT

Subscribed to and sworn before me, this the 10 day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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