Box:13
File #
9074

# WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $196,000.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2014.

Notary Public
My Commission expires: _____
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| American Residential Leasing Company, LLC | New Owner | 182-01-0A Parcel 159 |
| 7047 E Greenway Parkway Suite 350 | | |
| Scottsdale, AZ 85254 | , | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lake Forest Homes, Inc., a Tennessee corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **American Residential Leasing Company, LLC, a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 132 on the plan of Sunset Hills, Phase Three, as shown of record on a Plat recorded in Instrument Number 20130619-0063025, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.**

**Being part of the same property conveyed to Lake Forest Homes, Inc. by Quitclaim deed from SAF Properties, a Tennessee partnership, dated 7/11/13 and found of record in Instrument Number 20130729-0078218, Register's Office for Davidson County, Tennessee**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book Instrument Number 20130619-0063025 and 20131217-0127444, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5894, Page 186 and Book 5388, Page 713; Instrument Number 20070605-0067129, as amended and supplemented in Instrument Number 20110203-0009586 and Instrument Number 20130712-0072091, Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20130711-0071995, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20070710-0082048; 20100721-0057062; 20080805-0080303 and 20071129-00132386, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and 20071010-0120325, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restriction; Subject to rights of others in and to the common areas and elements.

This is improved property known as: 799 Evening Drive, Cane Ridge, TN 37013

BILL GARRETT, Davidson County
Trans:T20150001677 DEEDWARR
Recvd: 01/08/15 09:51 2 pgs
Fees:13.00 Taxes:725.20
20150108-0001968

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 19, 2014.

**Lake Forest Homes, Inc., a Tennessee corporation**

**By Tomer Minuskin, President**

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tomer Minuskin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Lake Forest Homes, Inc., the within named bargainor, a corporation, and that as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President

Witness my hand, at office, this 19th day of December, 2014.

Notary Public

My commission expires: 11-6-17

