# WARRANTY DEED

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES 11/18/17

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$156,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of Jan, 2015

Notary Public
My Commission expires: 11/18/17
(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 | 150-15-0B-005.00CO |
| 7047 E Greenway Parkway Suite 350 | 7047 E Greenway Pkwy Ste 350 | |
| Scottsdale, AZ 85254 | 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, **Azer Mekhaeel and wife, Enas Nassif**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **American Residential Leasing Company, LLC, a Delaware limited liability company**, it's successors and and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 5, Final Plat Edison Park (Formerly Painter) "Cluster Lot Division" as shown on plan of record in Instrument Number 20060726-0090090, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete description of said lot.**

**Being the same property conveyed to Azer Mekhaeel and Enas Nassif from McCormick 106, LLC by Special Warranty Deed on June 18, 2010, of record in Instrument Number 20100701-0051776, 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 Instrument Number 20060726-0090090, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20060831-0107891, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Edison Park Homeowner's Association, Inc., of record in Instrument Number 20121114-0104903, Register's Office for Davidson County, Tennessee.
- Charter of Edison Park Homeowner's Association, Inc., of record in Instrument Number 20060724-0089083, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20050603-0063189 and 20060504-0052044, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **312 Schoolhouse Court, Antioch, TN 37013**

**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.

BILL GARRETT, Davidson County
Trans:T20150006281 DEEDWARR
Recvd: 01/26/15 15:23 2 pgs
Fees:13.00 Taxes:577.20
20150126-0007429

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 January 15, 2015.

Azer Mekhaeel

**Azer Makhaeel**

Enas Nassif

**Enas Nassif**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Azer Mekhaeel and Enas Nassif** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 15, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY