WARRANTY DEED

File #14124204

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

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	164-13-0A-081.00
(NAME)	(NAME)	
7047 E Greenway Parkway Ste 350	7047 E Greenway Parkway Ste 350	
(ADDRESS)	(ADDRESS)	
Scottsdale AZ 85254	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, I/WE, **Shannon A. Chatmon and Husband, Torry L. Chatmon,** 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 No. 88, on the plan of Final Plat Phase Four Treehaven Subdivision, as the same appears of record in Instrument No. 20060316-0030439, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Shannon A. Chatmon and Husband, Torry L. Chatmon by deed from Melinda Kelchner and Husband, Kasey Kelchner, dated 07/24/2009, of record in Instrument No. 20090804-0072866,said Register's Office.

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20060316-0030439, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20031028-0158502, said Register's Office.; Charter of Homeowners Association as of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, said Register's Office.; Restrictive Covenants as of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, and Instrument No. 20030527-0071168, said Register's Office.; Bylaws of Summerfield Homeowners Association as of record in Book 11648, Page 662 and amended in Instrument No. 20010504-0046261, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **408 Mossy Oak Trail, 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:T20150006281 DEEDWARR
Recvd: 01/26/15 15:24 2 pgs
Fees:13.00 Taxes:629.00
20150126-0007431

Witness our hands this 20th day of January, 2015.

X Shannon A. Chatmon by Brenda Akin AIF

Shannon A. Chatmon by Brenda Akin as attorney-in-fact

X Torry L. Chatmon by Brenda Akin AIF

Torry L. Chatmon by Brenda Akin as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 20th day of January, 2015, before me personally appeared Brenda Akin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the she is the attorney-in-fact of Shannon A Chatmon and Torry L Chatmon and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20150126-0007430 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 20th day of January, 2015.

Commission expires: 5/8/17

Notary Public

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130