Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150008414 DEEDWARR
Recvd: 02/03/15 10:59 2 pgs
Fees: 13.00 Taxes: 592.00
20150203-0009975

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JANUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6610 SS - ROGERS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
American Residential Leasing	New Owner	173150A08700CO
320 Upper Mill Drive	7047 E. Greenway Parkway, Ste 350	
Antioch, TN 37013	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 ACKNOWLEDGE, WE,

KEITH R. ROGERS AND LANETTE R. ROGERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMERICAN RESIDENTIAL LEASING COMPANY, LLC, A DELWARE 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 87, PHASE 1A, MILL RUN, as shown on plat of record in Instrument No. 20010608-0060668, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Keith R. Rogers and Lanette R. Rogers, Husband and Wife by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, recorded on the 2nd day of August, 2002 in Instrument No. 20020802-0093040, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1A, MILL RUN, as recorded in Instrument No. 20010608-0060668 and Plat Book 11700, Pages 27 and 28, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Deed Book 11675, Page 472, amended at Instrument Nos. 200002150015152, 20020701-0079016, 20021121-0144876 and Deed Book 11675, Page 497 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded at Instrument No. 19991207-0300674.

f. Easement for Transmission Line, recorded in Deed Book 3933, Page 359.

g. Easement for Sewer, recorded in Deed Book 10448, Page 188.

h. Easement for Storm Water Detention Agreement, recorded in Instrument No. 20010405-0033586.

i. Agreement for Conservation Greenway recorded at Instrument No. 20011024-0116286.

j. Landscape Agreement recorded at Instrument No. 20010405-0033587.

k. Quitclaim Deed for Common Areas to Homeowners Association recorded at Instrument Nos. 20010608-0060668, 20011009-0109754, 20011219-0139981 and 200002170016180.

This is improved property known as 320 Upper Mill Drive, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of January, 2015.

Keith R. Rogers

Lanette R. Rogers

STATE OF Arkansas
COUNTY OF Faulkner

Personally appeared before me, a Notary Public of said County and State, KEITH R. ROGERS AND LANETTE R. ROGERS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Conway, Arkansas, this 29th day of January, 2015.

Notary Public

My Commission Expires: May 10, 2021

"OFFICIAL SEAL"
RONALD MCDANIEL
FAULKNER COUNTY
NOTARY PUBLIC - ARKANSAS
Commission No. 12382648
My Commission Expires May 10, 2021

File #: 14-R6610 SS - ROGERS

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067