WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of February, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
American Residential Leasing	NEW OWNER	Parcel ID:
7047 E. Greenway Pkwy.; Ste 350	7047 E. Greenway Pkwy.; Ste 350	062020B19600
Scottsdale, AZ 85254	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 acknowledged, we

Wael Altaqi, married

hereinafter called the GRANTORS, has 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:

LAND in Davidson County, Tennessee, being Lot 140, Abbington Park, Phase One, Section Five, as shown on plat of record in Instrument 20060113-0005368, 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 conveyed to Wael Altaqi, married, by Quitclaim Deed from Ahmad Samir Altaqi, married, of Instrument 20150211-0012702, said Register's Office. And being the same property conveyed to Ahmad Samir Altaqi, married, by deed from Paul J. Barrett and wife, Caitlyn W. Barrett, of record in Instrument 20130920-0099169, said Register's Office, dated September 12, 2013.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20000720-0071648; Instrument 20010402-0031520; Instrument 20030213-0020075; Instrument 20060202-0012846; Instrument 20030303-0027406, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060113-0005368, said Register's Office; (3) Transmission Line Easement of record in Book 1163, Page 341, said Register's Office; (4) Ingress and Egress Easement of record in Book 1198, Page 525, said Register's Office; (5) Flowage Easement to USA of record in Book 2242, Page 513, said Register's Office; (6) Deed of Conveyance for Sewer Taps of record in Book 8377, Page 820, said Register's Office; (7) Storm Water Detention Agreement of record in Instrument 20030109-0004246, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4568 Hawthorn Drive, Nashville, TN 37214

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:T20150010694 DEEDWARR
Recvd: 02/11/15 11:36 2 pgs
Fees:13.00 Taxes:647.50

20150211-0012703

Witness my hand this 10th day of February, 2015.

Wael Altaqi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wael Altaqi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.