THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
American Residential Leasing Co.
7047 E. Greenway Pkwy, Suite 350
Scottsdale, AZ 85254
SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map 182-01-0A, Parcel 26.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **CASEY A. RAINEY and wife, MARCIE H. RAINEY**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **AMERICAN RESIDENTIAL LEASING COMPANY, LLC, a Delaware Limited Liability Company**, hereinafter referred to as "Grantee", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 183, Section One, Phase One, Sunset Hills, according to plat and survey of same appearing of record in Instrument 20070607-0068102, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Casey A. Rainey and wife, Marcie H. Rainey, by Warranty Deed from TR&D Homes, Inc., a Tennessee corporation, dated September 23, 2008, of record in Instrument 20081002-0100495, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20070607-0068102; to Restrictive Covenants of record in Instruments 20070605-0067129, 20110203-0009586 and 20130712-0072091; to HOA Charter of record in Instrument No. 20070605-0067128; to Storm Water Detention Agreement of record in Instrument No. 20060406-0039475, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 713 Evening Avenue, Cane Ridge, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantee.

BILL GARRETT, Davidson County
Trans:T20150012294 DEEDWARR
Recvd: 02/19/15 13:42 2 pgs
Fees:13.00 Taxes:851.00
20150219-0014487

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 17th day of February, 2015.

CASEY A. RAINEY

MARCIE H. RAINEY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Casey A. Rainey and Marcie H. Rainey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2015.

Notary Public

My Commission Expires: MAY 20, 2017
(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHEFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of February, 2015.

Notary Public

My commission expires: MAY 20, 2017
File No. 20150010

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY