WARRANTY DEED

File #15024262

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 $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~19th~~ 20th day of March, 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, a Delaware Limited Liability Company	064-16-0D-230.00
(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, **Teresa Winters, Married** 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. 345, on the plan of Section Four Truxton Park, as the same appears of record in Instrument No.20020528-0064435, 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 Teresa Winters, an Unmarried Woman by deed from Beazer Homes Corp., DBA Phillips Builders, A Tennessee Corporation, dated 04/18/2003, of record in Instrument No. 20030422-0053420, said Register's Office. The said Teresa Winters having since married to Matthew O'Dell.

****Matthew O'Dell, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property****

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. 20020528-0064435, said Register's Office.; Easement to Cumberland Utility District as of record in Book 4910, Page 838, said Register's Office.; Ingress/ Egress Easement as described in Book 5699, Page 537, said Register's Office.; Sanitary Sewer and/or Storm Drainage Easement as of record in Instrument No. 20001208-0121300, said Register's Office.; Stormwater detention agreement as of record in Instrument No. 20020524-0063322, said Register's Office.; Quitclaim deed to Homeowners Association for common area as of record in Instrument No. 20050311-0027269, said Register's Office.; Agreement for dedication of easement for public utilities and drainage as of record in Book 7618, Page 613, said Register's Office.; Charter of Truxton Park Homeowners Association as of record in Instrument No. 20001101-0108603, said Register's office.; Declaration of Covenants as of record in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020506-0055597, Instrument No. 20020718-0086907, said Register's Office.; Bylaws of Truxton Park Homeowners Association as of record in Instrument NO. 20001101-0108604, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150022024 DEEDWARR
Recvd: 03/26/15 09:04 2 pgs
Fees:13.00 Taxes:640.10

20150326-0025902

unimproved ☐
This is improved ☒ property, known as **3004 Remington Park Lane, Hermitage,TN,37076**
(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.

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

Teresa Winters

Matthew O'Dell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Teresa Winters and Matthew O'Dell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

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

Commission expires:

8/18/18

Vanessa E. Allen
Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

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