Bill Garrett Davidson County
Batch# 80734 DEEDWARRSP
04/13/2018 12:47:30 PM 5 pgs
Fees: $28.00 Taxes: $721.50
20180413-0035005

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00.

Affiant Helen Cho

Subscribed and sworn to me on February 19, 2018.

See Attached.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31304

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nady E. Yanni Merian I. Ishak 4208 Cloud Springs Court Antioch, TN 37013	New Owner	164-08-0A-056.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **American ResidentialLeasing Company, LLC "GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **Nady E. Yanni and Merian I. Ishak, husband and wife, "GRANTEES"**, a certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Final Plat of Hallmark, Section 2 of record in Plat at Instrument No. 20070308-0028982, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to American Residential Leasing Company, LLC by Warranty deed from Infinity Home Builders, a Tennessee General Partnership of record a Instrument No. 20140625-0055302 Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on June 25, 2014.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this _____ day of February, 2018.

American Residential Leasing Company, LLC

BY: _____

Helen Cho, Assistant Vice President

STATE OF California
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, American Residential Leasing Company, LLC, a Delaware limited liability company, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this _____ day of February, 2018.

Notary Public_____

My Commission Expires:

See attached.

VERSION: May 7, 2014

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On February 16, 2018 before me, Chen Barkey - Public Notary
(insert name and title of the officer)

personally appeared Helen Cho,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CHEN BARKEY
Comm. #2107521
Notary Public · California
Los Angeles County
Comm. Expires Apr 18, 2019

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On February 16, 2018 before me, Chen Barkey - Public Notary
(insert name and title of the officer)

personally appeared Helen Cho,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CHEN BARKEY
Comm. #2107521
Notary Public · California
Los Angeles County
Comm. Expires Apr 18, 2019

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212