THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-2004

BILL GARRETT, Davidson County
Trans:T20130054227 DEEDWARR
Recvd: 06/26/13 12:46 2 pgs
Fees:13.00 Taxes:473.60
20130626-0065742

Property Address:
108 Oriel Avenue, Nashville, TN 37210
11902016800

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael Snyder and Michelle Snyder**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Rebecca Dryden and Nathanael Dryden**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Cumberland Nurseries of record in Book 332, Page 36, Register's Office of Davidson County, Tennessee.

Said Lot No. 59 fronts 50 feet on the northerly side of Oriel Street, and extends back 150 feet on the easterly line and 150 feet on the westerly line to a dead line measuring 50 feet thereon.

AND BEING THE SAME premises conveyed to Grantors by virtue of a special warranty deed from The Secretary of Housing and Urban Development, dated January 29, 2010, and recorded February 3, 2010, in the Register of Deeds for the County of Davidson, as Document No. 201002030008515.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $128,000.00

Subscribed and sworn before me this the 20th day of June, 2013.

Affiant

Notary Public

MCE 9/8/13

STATE OF TENNESSEE NOTARY PUBLIC MARK E. LEEDOM COUNTY OF DAVIDSON

WITNESS Grantors' hands this 20th day of June, 2013.

_____{Seal}
Michael Snyder

_____{Seal}
Michelle Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of June, 2013, before me the undersigned officer, personally appeared Michael Snyder and Michelle Snyder, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: 9/10/13

Grantors' Name, Address:
Michael Snyder and Michelle Snyder

Grantees' Name, Address:
Rebecca Dryden and Nathanael Dryden
108 Oriel Avenue
Nashville, TN 37210

SEND TAX STATEMENTS TO THE GRANTEE

