WARRANTY DEED

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-2-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Dryden and wife, Maria M. Dryden	John J, Dryden and Maria M. Dryden	172-09-0A-182.00
(NAME)	(NAME)	
1229 Banbury Row	1229 Banbury Row	
(ADDRESS)		
Brentwood, TN 37027	Brentwood, TN. 37027	
(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, WE, Aaron W. Marshall and wife, Jacqueline A. Marshall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Dryden and wife, Maria M. Dryden, 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 No. 178 on the Plan of Banbury Crossing, Section 5A, of record in Instrument Number 20020830-0105357, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Aaron W. Marshall and wife, Jacqueline A. Marshall, by Warranty Deed from The Jones Company of Tennessee, LLC, dated 7/25/03 and recorded 7/31/03 in Instrument Number 20030731-0108772, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictive Covenants of record in Book 10369, Page 48; amended in Instrument Number 20030728-0105031 and Instrument Number 20051020-0126681; HOA Charter of record in Book 11187, Page 575; By-Laws of record in Instrument Number 20020610-0070239; Deed Restrictions of record in Book 4148, Page 261 and Book 4693, Page 690; Stormwater Detention Agreement of record in Instrument Number 20000111-0004044; and all existing easements and all other matters shown on plat of record in Instrument Number 20020830-0105357, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1229 Banbury Row, Brentwood, TN 37027

(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.

BILL GARRETT, Davidson County
Trans:T20140025358 DEEDWARR
Recvd: 04/15/14 10:00 2 pgs
Fees:13.00 Taxes:1287.60

20140415-0031334

Witness our hands this 11 day of April, 2014.

Aaron W. Marshall

Jacqueline A. Marshall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron W. Marshall and Jacqueline A. Marshall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 11 day of April 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public