THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15074659**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2015. Notary Public My Commission Expires: 1-5-16

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20150062149 DEEDWARR
Recvd: 07/29/15 09:57 2 pgs
Fees:13.00 Taxes:1276.50
20150729-0074557

WARRANTY DEED

Address New Owner: Gary Dryden and Silvia E. Dryden 525 Hogan Road Nashville TN 37220	Send Tax Bills To: Mortgage Investors Group 8320 E. Walker Srpings Lane Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 146-15-0-122.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine McGill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Dryden and Silvia E. Dryden, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Brentwood Hall, Section I of record in Plat Book 2083, Page 18, 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 the same property conveyed to Katherine McGill, unmarried by Warranty deed from Morgane L. Hayes and Chris Stapleton, husband and wife of record in Instrument No. 20101102-0087858 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 02, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 18, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1788, Page 143; Book 2084, page 409, Book 2088, page 637 and Book 2139, page 325, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 525 Hogan Road Nashville TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2015.

Katherine McGill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine McGill, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018