THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15126047**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2016. Notary Public My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

BILL GARRETT, Davidson County
Trans:T20160003391 DEEDWARR
Recvd: 01/13/16 14:41 2 pgs
Fees:13.00 Taxes:1850.00
20160113-0003701

WARRANTY DEED

Address New Owner: James Matthew McGree 2827 Bransford Avenue Nashville TN 37204	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 118-11-0-050.00

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, **Thomas H. Rutherford, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matt McGee, D.D.S., P.C.**, ("Grantee"), his 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. 36, Block "C" on the Plan of Berry Hill Gardens Subdivision of record in Plat Book 1130, Page 36, 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 Thomas H. Rutherford, a married man by Warranty deed from Oliver H. Rutherford, Jr., Trustee U/A/D March 26, 2001 of record in Instrument No. 20070109-0003455 Register's Office for Davidson County, Tennessee, dated December 28, 2006 and recorded on January 9, 2007.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any martial rights therein.

The execution of this instrument is effected by the signature of O.H. Rutherford as Attorney-in-fact for Thomas H. Rutherford, which Power of Attorney is recorded in Instrument No. 20160113-0003700, said Register's Office.

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 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

The rights or claims of parties in possession not shown by the public records.
Rights of tenants, as tenants only, under recorded or unrecorded leases.

This is improved property located at 2827 Bransford Avenue Nashville TN 37204

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 8th day of January, 2016.

Thomas H. Rutherford by O.H. Rutherford as attorney in fact

Thomas H. Rutherford by O.H.
Rutherford as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **O.H. Rutherford,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Thomas H. Rutherford,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of January, 2016.

Notary Public My Commission Expires: 3/25/2018

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