WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160025746 DEEDWARR
Recvd: 03/30/16 14:50 2 pgs
Fees:13.00 Taxes:502.83
20160330-0030163

P-BR-16-223-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George E McNally and Tracy McNally	**Mortgage Investors Group**	
(NAME)	(NAME)	**122-01-0A-357.00-CO**
223 Buck Run Drive	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALISON RESIDE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE E MCNALLY AND WIFE, TRACY MCNALLY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 24 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, of record is Instrument Number 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration", amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, Said Register's Office (the "First Supplement", the First Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Alison Reside, unmarried by Warranty deed from Brent L. Fisher, unmarried of record in Instrument No. 20050831-0104017 Register's Office for Davidson County, Tennessee, dated August 29, 2005 and recorded on August 31, 2005.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 11700, Page 66;
- All matters shown on Plan of record in Instrument No. 20010404-0032685, as revised in Instrument No. 20000713-0069314;
- Master Declaration of Restrictive Covenants of record in Instrument No. 20000607-0056981;
- Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044, as supplemented in Instrument Nos. 20020725-0089575 and 20020904-0107261;
- By-Laws of record in Instrument Nos. 20080104-0001237, 20080521-0052236 and 20120518-0043315;
- Charter of record in Instrument Nos. 20001013-0102000 and 20020222-0022863;
- Common Area of record in Instrument No. 20001205-0119722;
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20000419-0039023;
- Landscape Easement of record in Instrument No. 20000612-0058346;
- Storm water Detention Agreement of record in Instrument No. 20030611-0080534;
- Right of way easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, Page 982, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **223 Buck Run Drive , Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 30th DAY OF MARCH, 2016.

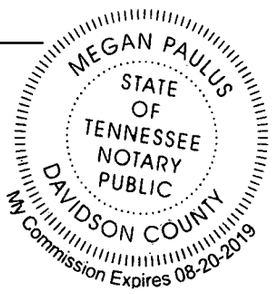
Alison Reside

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON RESIDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212