WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value. whichever is greater, for this transfer is $ 337,500.00

Affiant

Subscribed and sworn to before me, this the 11 day of March, 2015.

Notary Public

My commission expires: Jan 9, 2016

(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michelle McRae Branson McRae	SWBC Mortgage Corporation	Map 072-07-0 Parcel 174-00
1245 McGavock Pike	9311 San Pedro Avenue, #100	
Nashville, TN 37206	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Valerie Diden Moore and Dustin Moore, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Branson B. McRae and Michelle McRae, Husband and Wife

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. 54, on the Plan of Kenmore Place, of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Valerie Diden Moore and Dustin Moore, wife and husband, by Deed dated October 5, 2009 from Ginger Johnson, unmarried, and Joanna L. Stanfield, unmarried, as tenants in common with right of survivorship, of record in Instrument No. 20091008-0093957, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following:
1) The Plan of record in Book 332, Pages 32 and 33, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4766, Page 447, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **1245 McGavock Pike, Nashville, TN 37206**

BILL GARRETT, Davidson County
Trans:T20150018686 DEEDWARR
Recvd: 03/16/15 09:27 2 pgs
Fees:13.00 Taxes:1248.75
20150316-0022072

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

FILE NUMBER R-VRES-15-1245

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 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.

Witness my/our hand(s) this 11 day of March, 2015.

Valerie Diden Moore

Dustin Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Valerie Diden Moore and Dustin Moore,** the within named sellers, 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 Nashville, Tennessee, this 11 day of March, 2015.

Notary Public

My Commission Expires: 11-15-15

