BILL GARRETT, Davidson County
Trans:T20150032862 DEEDWARR
Recvd: 04/30/15 12:58 2 pgs
Fees:13.00 Taxes:727.42
20150430-0038779

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $196,600.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2015. Notary Public My commission expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeremy M. Spille	**Farmington Mortgage, a Division of Capstar Bank**	**173-09-0A-371.00CO**
7023 Sunnywood Drive	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37211	**Nashville, TN 37205**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Thomas Clay McClain and Margaret B. McClain, husband and wife

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

Jeremy M. Spille, an unmarried man

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. 305 on the Plan of Phase Five, Lenox Village, of record in Plat at Instrument No. 20050120-0007427, 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 Clay McClain and Margaret B. McClain, husband and wife by Warranty deed from Amanda E. Diegel, unmarried, of record in Instrument No. 20100512-0036585, Register's Office for Davidson County, Tennessee, dated April 30, 2010 and recorded on May 12, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters shown on the Plan of record in Instrument 20050120-0007427; Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825, supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326-0030449; Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood for Lenox Village with By-Laws appended thereto, of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20040526 0062220, corrected in Instrument No. 20050113-0005133, amended in Instrument No. 20070103-0001284, and Instrument No. 20070830-0104306; Charter for Lenox Village Neighborhood Association, Inc., in Instrument No. 20020412-0045831; Stormwater Detention Agreement in Instrument No. 20040305-0025146; Easement to Metro in Instrument No. 20010918-0100849 and Instrument No. 20010819-0100851; Drainage Easement and Maintenance

of Nashville of record in Instrument Number 20130626-0065783 and in Instrument No. 20130916-0097049; Agreement for Dedication of Easement and / or Public Street Right of Way of record in Instrument Number 20130927-0101913; Restrictive Covenant for Detached Structure of record in Instrument Number 20050318 0029861, in the Register's Office for Davidson County, Tennessee.

This is improved **(X)** unimproved ( ) property known as 7023 Sunnywood Drive Nashville, TN 37211.

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 our hands this 1st day of April, 2015.

Thomas Clay McClain

Margaret B. McClain

STATE OF Tennessee

COUNTY OF Rutherford

I, Rebecca Dohoda, a Notary Public of the County and State first above written, do hereby certify that Thomas Clay McClain and Margaret B. McClain personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of April, 2015.

Notary Public

My Commission Expires: 5/23/16

(SEAL)

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

File #: **2151568**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129