PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

BILL GARRETT, Davidson County
Trans:T20150048947 DEEDWARR
Recvd: 06/19/15 09:15 2 pgs
Fees:13.00 Taxes:721.50
20150619-0058665

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: November 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CASSIDI RAE SPURLOCK, ET AL	**SWBC MORTGAGE CORPORATION**	**141-12-0B-014.00 CO**
(NAME) **7104 BAY COVE TRAIL**	(NAME) **9311 SAN PEDRO AVE., SUITE 100**	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) **SAN ANTONIO, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **WE, MATT WAYNE DAVIS, STEPHANIE JANE WISE, AND JOHN ADDERSON DAVIS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSIDI RAE SPURLOCK, AN UNMARRIED WOMAN, TAMARA LYN SPURLOCK AND WILLIAM M. SPURLOCK, WIFE AND HUSBAND,** 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. 14 on the Plan of Phase I, Southampton, of record in Book 5200, Page 464, Register's Office for said County.

Said Lot No. 14 fronts 100.0 feet on the southwesterly margin of Bay Cove Trail and extends back 195.0 feet on the southeasterly line and 117.94 feet on the northwesterly line to a dead line in the rear, measuring 103.49 feet thereon.

Being the same property conveyed to Ruby Mai Davis from Steven C. Wilson and wife, Sarah H. Wilson, by deed dated June 30, 1988, of record in Book 7588, Page 893, said Register's Office. The said Ruby Mai Davis having since died on or about December 7, 2014. The Last Will and Testament of Ruby Mai Davis devised said real property to her children, Matt Wayne Davis, Stephanie Jane Wise, and John Adderson Davis -Docket No. 15P-235, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Being further conveyed to Matt Wayne Davis, Stephanie Jane Wise, and John Adderson Davis by Executor's Deed dated May 2, 2015, of record in Instrument No. 20150504-0039849, said Register's Office.

This conveyance is subject to matters as shown on the Plan of record in Plat Book 5200, page 464, Easement for access to a mineral well reserved in Warranty Deed of record in Book 4703, page 243; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5971, page 839; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS****

Unimproved ( )
This is improved(X) property known as **7104 BAY COVE TRAIL, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 10 day of June, 2015.

MATT WAYNE DAVIS

STEPHANIE JANE WISE

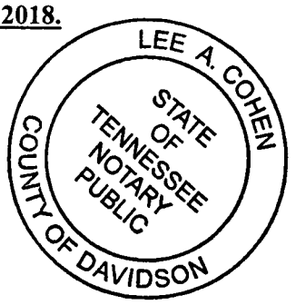
JOHN ADDERSON DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matt Wayne Davis, John Adderson Davis, and Stephanie Jane Wise,** the bargainors, 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 10 day of June, 2015.

My commission expires: **November 5, 2018.**



Notary Public