STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 737,500.00

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 13th day of July, 2015.

Amy C Schleier
Notary Public

My commission expires: 9-11-17

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150057022 DEEDWARR
Recvd: 07/14/15 12:14 2 pgs
Fees:13.00 Taxes:2728.75
20150714-0068519

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Scott McRae **Christina Sevier McRae**	**Southwest Funding, LP**	**17800007000**
7 Fox Vale Lane	**13150 Coit Road Ste. 100**	
Nashville, TN 37221	**Dallas, TX 75240**	

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,

Matthew Spencer and wife, Julie Spencer

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

Daniel Scott McRae and wife, Christina Sevier McRae

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:

A certain tract or parcel of land located in the Second Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Fox Hollow Farms, and shown as Exhibit "A" to the Declaration of Restrictions of record in Book 8960, page 268, said Register's Office, being more particularly described as follows:

Beginning at a point in the north boundary of Fox Hollow, being a southeast corner of Robert F. Stamps; thence with the east line of Lot No. 4 South 23 degrees 50' 20" East 332.09 feet to a point; thence with the southerly line of Lot No. 4 South 65 degrees 59' 08" West, 495.62 feet to a point; thence with the west line of Lot No. 4 North 22 degrees 17' 49" West, 557.18 feet to a point in the south line of said Stamps; thence with Stamps, South 88 degrees 54' 42" East 530.00 feet to the point of beginning, containing 21.7820 square feet. Together with and subject to that certain easement for ingress and egress purposes of record in Book 8916, page 345 and corrected in Book 8960, page 247, in the said Davidson County Register of Deed Office.

Being the same property conveyed to Matthew Spencer and wife, Julie Spencer by Warranty Deed from Alan A. Costa and spoise Jacquline V. Costa dated 11/22/04 and recorded on 12/01/04 in Instrument No. 20041201-0142805, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 7 Fox Vale Lane, Nashville, TN 37221.

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 we do covenant with 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 in 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 13th day of July, 2015.

Matthew Spencer

Julie Spencer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Matthew Spencer and Julie Spencer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2015.

Notary Public

My Commission Expires: 2.11.16

