WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-VRES-17-1701

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)
Danielle N. Green	**SWBC Mortgage c/o Central Loan Administration & Reporting**	
(NAME)	(NAME)	**72-4-135.00**
1701 Stratford Avenue	**P.O. Box 202028**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Florence, SC 29502-2028**	
(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, **BRANSON MCRAE AND MICHELLE MCRAE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIELLE N. GREEN, UNMARRIED,** 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 Lot No. 1 and the north 25 feet of Lot No. 2 of Block "D" on the Map of Inglewood Terrace, of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the easterly margin of Stratford Avenue 25 feet south of the common corner of Lots No. 1 & 2; thence with the easterly margin of said Avenue northerly 80 feet to a stake at the beginning of a curve; thence around said curve in a northeasterly direction 31.4 feet to a stake in the south margin of Inglewood Circle North; thence along the south margin of the same easterly 180 feet to the common corner of Lots No. 1 & 16; thence with the line between said lots and of Lot No. 2, southerly 100 feet to a point 25 feet south of the common corner of Lots No. 1 & 2; thence westerly 200 feet to the point of beginning.

Being the same property conveyed to Branson McRae, an unmarried person, by Warranty Deed from Kathy L. Purdom, unmarried, recorded September 21, 2012 in Instrument No. 20120921-0085774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Matters shown on the Plan of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.
- Property Taxes for the year 2017 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1701 Stratford Avenue, Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans:T20170046782 DEEDWARR
Recvd: 06/02/17 09:43 2 pgs
Fees:13.00 Taxes:1258.00
20170602-0054905

Witness my/our hand(s) this the 31st DAY OF MAY, 2017.

Branson McRae by Nathan Keith AS ATTORNEY IN FACT
Branson McRae by Nathan Keith as Attorney in Fact

Michelle McRae by Nathan Keith AS ATTORNEY IN FACT
Michelle McRae by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRANSON MCRAE AND MICHELLE MCRAE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRANSON MCRAE AND MICHELLE MCRAE.

Witness my hand and official seal, this the 31st of May, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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