Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $478,000.00

Affiant

Subscribed and sworn to before me, this 28nd day of March 2018.

Notary Public
My commission expires: 2/25/19

Bill Garrett Davidson County
Batch# 72787 DEEDWARR
03/23/2018 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20180323-0027759

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Megan Pecoraro	Southwest Funding LP	151 09 0B 017.00
5229 Sunsail Dr.	13150 Coit Rd., Suite 100	
Antioch TN 37013	Dallas, TX 75240	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew McKay and Crystal McKay, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Megan Pecoraro, a single woman and Jonathan Ryan Warren, a single man, Joint Tenants with Right of Survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew McKay and Crystal McKay, husband and wife, by Warranty Deed from Centex Homes, dated April 29, 2005, of record in Instrument No. 20050505-0050307.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Phase 1-A, Revision One, Lakeside Cove at Percy Priest of record in Instrument No. 20041202-0143540, Register's Office for Davidson County, Tennessee. 3) Declaration of Protective Covenants, Conditions, Restrictions and Easements for Lakeside Cove at Percy Priest in Instrument No. 20041105-0133677, Register's Office for Davidson County, Tennessee.

This property is improved property known as 5229 Sunsail Dr., Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 23rd day of March, 2018.

Andrew McKay by Cindy McKay
Andrew McKay, by Cindy McKay
His Attorney-in-fact

Crystal McKay by Cindy McKay
Crystal McKay, by Cindy McKay
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of March, 2018, before me personally appeared Cindy McKay to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew McKay and Crystal McKay acknowledged that such person executed the same as the free act and deed of Andrew McKay and Crystal McKay.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10395

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY