THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-29219	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,117,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2020. Notary Public MY COMMISSION EXPIRES: 12.12.20 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 524693 DEEDWARR
12/04/2020 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $4,134.75
20201204-0141129

AMANDA MINOR NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Walden & Maili Walden	Regions Mortgage	MAP
7 Fox Vale Lane	2050 Parkway Office Circle	PARCEL 178-00-0-070.00
Nashville, TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Daniel Scott McRae and wife, Christina Sevier McRae**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Walden and Maili Walden, Husband and Wife**

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 of record in Plat Book 9700, page 604, amending Plan 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 minutes 20 seconds East 332.09 feet to a point; thence with the Southerly line of Lot No. 4 South 65 degrees 59 minutes 08 seconds West, 495.62 feet to a point; thence with the West line of Lot No. 4 North 22 degrees 17 minutes 49 seconds West, 557.18 feet to a point in the south line of said Stamps; thence with Stamps, South 88 degrees 54 minutes 42 seconds 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 Daniel Scott McRae and wife, Christina Sevier McRae by Warranty deed from Matthew Spencer and wife, Julie Spencer of record in Instrument No. 20150714-0068519 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 14, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Property taxes for the year 2021 and subsequent years; (2) Covenants, Conditions and Restrictions of record in Book 8960, Page 252, as amended in Book 9048, Page 590, Book 9052, Page 433, Book 9137, Page 784, Book 9340, Page 579, Book 9400, Page 936, Book 9454, Page 59, Book 9648, Page 407, Book 9772, Page 401, Book 9892, Page 743, Book 9981, Page 497, Book 10112, Page 348, Book 10173, Page 415, and Book 10940, Page 193, Book 10940, Page 200, and Instrument No. 20020103-0001120, and Instrument No. 20050216-0017867, Register's Office for Davidson County, Tennessee, and Book 1081, Page 405, Book 1110, Page 948, Book 1110, Page 49, Book 1132, Page 655, Book 1194, Page 416, Book 1212, Page 781, Book 1228, Page 863, Book 1282, Page 813, Book 1354, Page 161, Book 1385, Page 851, Book 1670, Page 326, Book 1670, Page 333, Book 2362, Page 374, Book 1318, Page 116, and Book 3461, Page 205; (3). Easements of record in Book 8916, Page 345, and corrected in Book 8960, Page 247; (4) All visible easements; (5) All applicable governmental and zoning regulations.

This is IMPROVED 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 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 the 23rd day of November, 2020.

Daniel Scott McRae

Daniel Scott McRae

Christina Sevier McRae

Christina Sevier McRae

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 **Daniel Scott McRae** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

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 **Christina Sevier McRae** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2020.

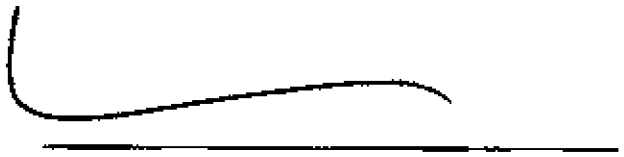
My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

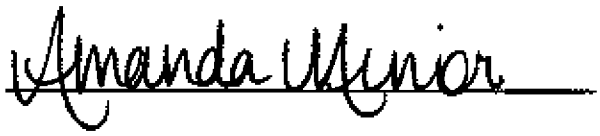
Certification of Authenticity
for Electronically Filed Document

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



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

