Re-recprd to correct notary acknowledgement

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davisdon** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28th** DAY OF **April, 2006** Notary Public MY COMMISSION EXPIRES: 6/28/2008 (AFFIX SEAL)

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
BOX 10-A 5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack W. Boone and Richard ~~Steintate~~ Steinhart	First Horizon Home Loan Corp	**117-2C-40.00 CO**
(NAME) **678 Timber Lane**	(NAME) 4000 Horizon Way	
(ADDRESS) **Nashville,TN 37215**	(ADDRESS) Irving, TX 75063	
(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, **Mary G. McGrath,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack W. Boone and Richard Steinhart, both unmarried joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davisdon** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 40, TOGETHER WITH THE CARPORT DESIGNATION NO. 40A OF REGENCY PARK, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, ~~AS SHOWN ON THE PLAN OF RECORD~~ IN BOOK 3700 PAGE 111 AND 112 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO MARY MCGRATH, UNMARRIED BY WARRANTY DEED FROM DEBRA L. SKLENKA, UNMARRIED, RECORDED ON THE 3RD DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040603-0065221, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **678 Timber Lane, Nashville, TN 37215**
(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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **April, 2006.**

Mary G. McGrath

Davidson County DEEDWARR
Recvd: 05/25/06 09:21 2 pgs
Fees:12.00 Taxes:0.00
20060525-0061365

Davidson County DEEDWARR
Recvd: 05/01/06 12:18 2 pgs
Fees:13.00 Taxes:1258.00
[redacted]
20060501-0049604

RE-RECORD

STATE OF **TN**
COUNTY OF **Davisdon**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Jack W. Boone and Richard Steinhart, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the day **28th** of **April, 2006**.

NOTARY PUBLIC

KIMBERLY A. TOMLIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My commission expires: 6/25/2008