(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120015100 DEEDWARR
Recvd: 03/01/12 10:54 2 pgs
Fees:13.00 Taxes:830.65
20120301-0017986

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***224,500.00.

Steven C Boone
Affiant

Subscribed and sworn to before me this 28th day of February, 2012.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Shannon L. Konkel
323 51st Avenue, North
Nashville, Tennessee 37209

SEND TAX BILLS TO

New owner

MAP & PARCEL NOS.

MAP 091-15-0
PARCEL 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Four Thousand Five Hundred and 00/100 Dollars ($***224,500.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **Steven C. Boone and wife, Shay M. Boone,** (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto **Shannon L. Konkel, unmarried,** (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING on the westerly margin of 51st Avenue, North at a point 520.0 feet southerly from the southerly margin of Charlotte Avenue; thence with the westerly margin of said 51st Avenue southerly 50.0 feet to the northerly margin of an alley; thence with said alley westerly 140.0 feet to the easterly margin of a proposed alley or Street; thence with said alley or Street northerly 50.0 feet; thence easterly 140.0 feet to the beginning.

BEING the same property conveyed to Steven C. Boone and wife, Shay M. Boone, by Warranty Deed dated April 27, 2006, from Charles W. Watson, a married person, of record as Instrument 20060508-0053315 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 323 51st Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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, the GRANTORS have executed this instrument on this the 28th day of February, 2012.

Steven C. Boone

Shay M. Boone

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 Steven C. Boone and Shay M. Boone, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2012.

Notary Public

My Commission Expires: 6.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY