BILL GARRETT, Davidson County
Trans:T20130036405 DEEDWARR
Recvd: 05/02/13 10:34 2 pgs
Fees:13.00 Taxes:456.95
20130502-0044157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 123,500.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2013.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DALE R CLAY **SARAH E CLAY**	**AVENUE BANK**	**13413026000**
284 PARAGON MILLS	**3823 Cleghorn Avenue**	
NASHVILLE, TN 37211	**Nashville, TN 37215**	

FOR AND IN 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 ACKNOWLEDGE, WE,

COLLEEN N. BOYLE, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DALE CLAY and SARAH CLAY, 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:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Woodland Hills, Phase One, of record in Plat Book 6900, page(s) 666-669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO COLLEEN N. BOYLE, MARRIED BY WARRANTY DEED FROM SUZETTE GRAHAM AND STEVE HUFFMAN DATED 03/13/2008 RECORDED ON 03/14/2008 IN INSTRUMENT NO. 20080314-0026016 SAID REGISTER'S OFFICE FOR SAID COUNTY. CHRISTOPHER L. BOYLE HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 284 PARAGON MILLS, NASHVILLE, TN 37211.

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 in 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 my/our hand(s) this 1st day of May, 2013.

COLLEEN N. BOYLE

CHRISTOPHER L. BOYLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, COLLEEN N. BOYLE AND CHRISTOPHER L. BOYLE, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2013.

Notary Public

My Commission Expires:_____

DAVID R.A. ROSTGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON