BILL GARRETT, Davidson County
Trans:T20130107797 DEEDWARR
Recvd: 12/30/13 14:50 2 pgs
Fees:13.00 Taxes:643.80
20131230-0130887

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aaron Boggs Kathryn Alger Boggs	SWBC Mortgage Corporation	
200 Wheeler Ave.	9311 San Pedro Ave, Suite 100	13307004900
Nashville, TN 37211	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JESSIE O'NEAL FKA JESSIE COLE BLACK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON BOGGS AND KATHRYN ALGER BOGGS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 19 on the Plan of Revised Parma Heights, Section II of record in Plat Book 2803, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Black and Wife, Jessie C. Black by Deed from Leroy Preston and wife, Lou Ella Preston of record in Book 2491, page 79, Register's Office for Davidson County, Tennessee, dated February 2, 1956 recorded on February 3, 1956.

Being the same property conveyed to Jessie O'Neal FKA Jessie Cole Black by Deed from John Charles Black of record in Book 6170, page 91, Register's Office for Davidson County, Tennessee, dated October 7, 1983 and recorded on November 4, 1983 as a part of divorce proceeding in the Circuit Court of Davidson County, Tennessee, being Docket #83D-1227.

200 Wheeler Ave., Nashville TN 37211

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 200 Wheeler Ave., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of December, 2013.

Jessie O'Neal (FKA Jessie Cole Black)
Jessie O'Neal FKA Jessie Cole Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jessie O'Neal FKA Jessie Cole Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of December, 2013.

Notary Public

My Commission Expires: 11/23/17

THOMAS I. BOATTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY