WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140013064 DEEDWARR
Recvd: 02/25/14 11:16 2 pgs
Fees:13.00 Taxes:1359.75
20140225-0016050

G-VRES-13-4302

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/ PARCEL NUMBER (S)
Michael J. Reilly	**Capstar Bank D/B/A Farmington Mortgage**	
(NAME)	(NAME)	**091-16-0-219.00**
202A. Cherokee Road	**2002 Richard Jones Road, Suite 300A**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARGARET A. BOONE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL J. REILLY, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 203, BLOCK 9, ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGE 103, 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 MARGARET A. BOONE, NOW A SINGLE PERSON BY QUITCLAIM DEED FROM GABRIEL ORION DRYDEN, NOW A SINGLE PERSON, OF RECORD AT INSTRUMENT NO. 20121031-0099888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 08, 2012 AND RECORDED ON OCTOBER 31, 2012; AND BEING THE SAME PROPERTY CONVEYED TO MARGARET A. BOONE, UNMARRIED AND DRYDEN ORION, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM MEREDITH SULLIVAN BENTON AND HUSBAND, JIM BENTON, OF RECORD AT INSTRUMENT NO. 20090818-0077678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 13, 2009 AND RECORDED ON AUGUST 18, 2009, THE SAID MARGARET A. BOONE HAVING SINCE MARRIED, AND THEREBY ALSO BEING KNOWN AS MARGARET A. BOONE DRYDEN

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 103; RESTRICTIVE COVENANT FOR DETATCHED STRUCTURE OF RECORD IN INSTRUMENT NO. 20120123-0006059 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **( )** **unimproved** **(X)** **improved** property known as **4302 Nevada Avenue Nashville, Tennessee 37209.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of February, 2014.

Margaret A. Boone

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret A. Boone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2014.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212