WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$529,900.00.**

Affiant

Subscribed and sworn to before me, this the 27TH day of JUNE, 2014.

Notary Public

My commission expires: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeremy S. Boyd **Christie Brewer Boyd**	SUNTRUST MORTGAGE, INC.	**Map 131-02-0 Parcel 194-00**
4201 Hood Avenue	901 SEMMES AVE, RVW-5023	
Nashville, TN 37215	RICHMOND, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph Patrick McGuigan and wife, Kacee C. McGuigan

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

Jeremy S. Boyd and Christie Brewer Boyd

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 part of Lot 2 of Block 4, on the Plan of Overton Hills, as of record in Book 843, Page 66, Register's Office for said Davidson County, and described as follows:

BEGINNING at a point on the westerly side of Hood Avenue at the corner of Lot Nos. 1 and 2 of said plan; thence, with the line between said Lot Nos. 1 and 2, southwestwardly 155 feet to the corner of Lot Nos. 1 2 and 16; thence, with the line between said Lot Nos. 1,2 and 16 southwardly 96.7 feet to the northwest corner of a part of Lot No. 2, conveyed to Christopher G. Hopkins and wife, by deed from Sam F. Tavel and wife, of record in Book 1876, Page 463, and corrected in Book 1912, Page 293, said Register's Office; thence, with the northern boundary line of said Hopkins property eastwardly 208 feet, more or less, to the westerly margin of said Hood Avenue; thence, with the westerly margin of said Hood Avenue in the northwesterly direction around a curve 145 to the point of beginning.

BEING the same property conveyed to Joseph Patrick McGuigan and wife, Kacee C. McGuigan, by Warranty Deed from The Estate of Mary Margaret R. Deckbar, of record in Instrument No. 20070620-0073458, Register's Office for Davidson County, Tennessee.

CONVEYANCE of the above described parcel of land is subject to the following:

Plan of record in Book 843, Page 66, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__x__) Unimproved (____) property, known as **4201 Hood Avenue, Nashville, TN 37215**

BILL GARRETT, Davidson County
Trans:T20140046991 DEEDWARR
Recvd: 07/01/14 15:48 2 pgs
Fees:13.00 Taxes:1960.63
20140701-0057917

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 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.

Witness my/our hand(s) this 26th day of June, 2014.

Joseph Patrick McGuigan

Kacee C. McGuigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kacee C. McGuigan,** the within named seller, 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 at Nashville, Tennessee, this 26th day of June, 2014.

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joseph Patrick McGuigan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of June, 2014.

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017