BILL GARRETT, Davidson County
Trans:T20140065970 DEEDWARR
Recvd: 09/04/14 15:01 2 pgs
Fees:13.00 Taxes:92.50
20140904-0081152

WARRANTY DEED

This Instrument Prepared By:
Angela Harrell, 2641 Jordan Ridge Drive, Nashville, TN 37218

New Owner:	Send Tax Bills To:	Map-Parcel:
Jeffrey Boone **731 25th Avenue N.** **Nashville, TN 37208**	**SAME**	**092-06-0-596.00**

For and in Consideration of the sum of Ten Dollars and 00/100's ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Craig D. McGonigle,** hereinafter call the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Jeffrey Boone,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Subdivision of Lot 20, McNairy Subdivision, as shown by plat of record in Plan Book 421, Page 66, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot Number 29 fronts 50 feet on the Easterly side of Buchi Street; now 26th Avenue North and extends back between parallel lines 153.5 feet to an alley.

Being the same property conveyed to Craig D. McGonigle from Fannie Mae a/k/a Federal National Mortgage Association, by Special Warranty Deed of record in Instrument No. 20121121-0107301, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This improved property is known as 724 26th Avenue N., Nashville, Tennessee 37208.

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, their heirs and assigns, forever. WE do covenant with said GRANTEE 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEE, 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 our hands this 4th day of September, 2014.

C D McG

Craig D. McGonigle

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named **Craig D. McGonigle** the bargainor(s), 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 Davidson County, Tennessee, this 4th day of September, 2014.

My Commission Expires
July 3, 2017

My Commission Expires: _____

A. Harrell

Notary Public

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration for this transfer is $25,000.00

Affiant

Sworn and subscribed to me this ___ day of September, 2014.

My Commission Expires: My Commission Expires July 3, 2017

Notary Public

ANGELA HARRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY