BILL GARRETT, Davidson County
Trans:T20140079730 DEEDWARR
Recvd: 10/22/14 14:26 2 pgs
Fees:13.00 Taxes:780.70
20141022-0097595

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1236

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$211,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
DEREK T. BOONE	**First Federal Bank, FSB**	**072.15-0-205.00**
1619 Riverside Drive	**6900 North Executive Drive**	
Nashville, TN 37216	**Kansas City, MO 64120**	

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, **We, JERRY W. DRAKE and wife, SHERRY G. DRAKE**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK T. BOONE, single man**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 29 and the southerly half of the westerly 204.5 feet, more or less, of Shinkle Avenue, as shown on the Plan of Riverside Drive Subdivision, of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee, described according to a survey prepared by Z. J. Wilkerson, Surveyor, October 12, 1940, as follows:

SAID Lot No. 29 and the southerly half of the westerly 204.5 feet of Shinkle Avenue front together 70 feet on the easterly side of Riverside Drive and run back between parallel lines 204.5 feet, more or less, to a line on which it measures 70 feet, the southerly 50 feet of said line being the westerly margin of said Lot N. 55 in said subdivision.

BEING the same property conveyed to Jerry W. Drake and wife, Sherry G. Drake by Quitclaim Deed from Harold Reeves, Trustee, of record in Instrument Number 20020314-0032340, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jerry W. Drake, by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., and executed by Ed M. Phillips, as Acting CPO of Housing Management, HUD Office, Nashville, Tennessee of record in Book 7055, Page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as 1619 Riverside Drive, Nashville, Tennessee 37216

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 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 our hands this 17th day of October, 2014.

Jerry W. Drake
JERRY W. DRAKE

Sherry G. Drake
SHERRY G. DRAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY W. DRAKE and wife, SHERRY G. DRAKE, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2014.

Marka L. Nettle
Notary Public

My Commission Expires: 12/18/17

