Box 29

STATE OF TENNESSEE 19521
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

X Jeffrey Boone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2015.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jeffrey Boone	Send Tax Bills To: New Owner(s)
(Name) 731 25th Avenue, North	(Name)
(Street Address or Route Number) Nashville, TN 37218	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20150016382 DEEDWARR
Recvd: 03/06/15 11:54 2 pgs
Fees:13.00 Taxes:185.00
20150306-0019383

Map-Parcel Number(s): 092-06-0 657.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Princess Angela Gates, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Boone and Mark Musgrove, as joint tenants 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:

BEING the north part of Lot No. 12 in Dr. Boyd McNairy's Subdivision of Lots Nos. 8, 9 and 10, of record in Book 21, page 93, Register's Office for Davidson County, Tennessee.

Said north part of Lot No. 12 fronts 106 feet on the easterly margin of 25th Avenue, North and runs back 120 feet on the south line, 154 feet on the north line along the southerly margin of Booker Street to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Princess Angela Gates by quitclaim deed from Herbert L. Buchanan, Jr., Trustee, dated January 24, 1984, and filed of record in Book 6220, page 870, Register's Office for Davidson County, Tennessee.

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

This is/unimproved property known as 736 25th Avenue, North, Nashville, TN 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; and we do covenant with the 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, 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, 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 his/her/their hand(s) this 3rd day of March, 2015.

Seller Princess Angela Gates
Princess Angela Gates

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Princess Angela Gates, unmarried, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 2015.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

