WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042241 DEEDWARR
Recvd: 06/01/15 10:17 2 pgs
Fees:13.00 Taxes:2682.50
20150601-0050237

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$725,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2015.

Notary Public

My commission expires:_____
(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
Alexander C. McLeod **Dorothy W. McLeod**	New Owner	**Map 116-13-0 Parcel 140-00**
5125 Boxcroft Place		
Nashville, TN 37205		

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,

Mark A. McKamey, unmarried, and Kevin Vaughn, unmarried

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

Alexander C. McLeod and Dorothy W. McLeod, husband and wife

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 Lot No. 7 on the Plan of Boxcroft, of record in Book 4860, Page 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark A. McKamey and Kevin Vaughn, by Deed dated November 23, 2010 from Anthony A. Rose, unmarried, of record in Instrument No. 20101124-0094286, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 4860, Page 28, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Boxcroft, of record in Book 4956, Page 648, and as amended in Book 5430, Page 263, Register's Office for Davidson County, Tennessee. (3) By-Laws of Boxcroft Homeowners' Association, Inc. of record in Book 5365, Page 7, and amended, consolidated and restated By-Laws of record in Instrument No. 20130725-0076994, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **5125 Boxcroft Place, Nashville, TN 37205**

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 **29th** day of **May, 2015.**

Mark A. McKamey

Kevin Vaughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mark A. McKamey and Kevin Vaughn,** the within named sellers, 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 **29th** day of **May, 2015.**

Notary Public

My Commission Expires:_____

