Davidson County DEEDWARR
Recvd: 10/27/16 09:05 3 pgs
Fees:18.00 Taxes:1295.00
**20161027-0113517**

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 5, 2017

Subscribed and sworn to before me, this 21st day of October, 2016.

Notary Public
My commission expires:

17-1608-172366

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Howard Curtis McGuire, Jr.<br>450 Pine Ridge Drive<br>Paris, TN 38242 | New Owner | 105-11-0-001.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Jerry Boles, individually and as devisee under the Last Will and Testament of Donna Jean Boles, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Howard Curtis McGuire, Jr.**, hereinafter called the Grantee, his successors 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. 1, on the map showing a division into 11 lots, Lots Nos. 17, 18 and 19 on the Plan of John B. William's Addition, of record in Book 161, Page 70, Register's Office for said County, for C. B. Kelley and Company, said Kelley Subdivision not being of record, and described according to a copy of a survey thereof made by W. A. Blanchard, Civil Engineer, August 19, 1946, as follows:

Said Lot fronts 50 feet on the north side of Southgate Avenue and runs back between parallel lines, parallel to and 279 feet west of the westerly margin of Martin Street, 153 feet to a dead line, on which it measures 50 feet.

Being the same property conveyed to Edward J. Boles, Trustee by Quitclaim Deed from Robert J. Boles, and further conveyed to Robert J. Boles and Donna Jean Boles by Quitclaim Deed from Edward J. Boles, Trustee, dated July 13, 2006, recorded July 14, 2006, of record in Instrument No. 20060714-0085078, Register's Office for Davidson County, Tennessee. The said Donna Jean Boles having since died on June 2, 2013 leaving a Last Will and Testament filed for Probate in Docket 14P-994, only as a Muniment of Title. Pursuant to said Will filed in Instrument No. 20140620-0054013, Register's Office for Davidson County, Tennessee, Donna Jean Boles devised her interest in subject property to Robert Jerry Boles.

Robert J. Boles is one and the same person as Robert Jerry Boles.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 622 Southgate Avenue, Nashville, TN 37203.

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, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of October, 2016.

Robert Jerry Boles

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Jerry Boles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of October, 2016.

Notary Public

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017