WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170065028 DEEDWARR
Recvd: 07/28/17 14:30 2 pgs
Fees:13.00 Taxes:921.30
20170728-0076843

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Warren A Sroka		Map 72-15
(NAME)	(NAME)	
1619 Riverside Dr.	NEW OWNER	Parcel 205.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Derek T. Boone, married**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Warren A Sroka, a single man,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land Lying and being in Davidson County, 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 Derek T. Boone, a single man by Warranty Deed, from Jerry W. Drake and wife Sherry G. Drake of record in 20141022-0097595, Register's office for Davidson County, Tennessee. Derek T. Boone is now married, this property is not a marital residence of the Grantor and as such is not subject to any marital interest.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1619 Riverside Dr., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 24th day of July, 2017.

Derek T. Boone

State of Colorado
County of

Personally appeared before me Derek T. Boone, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2017.

Notary Public

My Commission Expires: 03/11/2021

File No.: 38041

SUZANNE GREEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014004129
MY COMMISSION EXPIRES 03/11/2021