WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/03 14:07 2pgs
Fees:13.00 Taxes:425.50

20030725-0104402

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEENA L O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMM. EXP. 8/20/06

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd, Suite 103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Walls	Columbia National Inc	Map 150-14-0-A
(NAME)	(NAME)	
2443 Klein Road	PO Box 3050	Parcel 21-CO
(ADDRESS)	(ADDRESS)	
San Jose, CA 95148	Columbia, MD 21045-6050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sylvia S. Coile-Lemay and husband Chris Lemay**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sam Walls and Nancy Walls** 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 Lot No. 21 on the Plan of Calumet, Phase One, as of record in Plat Book 6900, Page 673, 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 James G. Coile and wife, Sylvia S. Coile by deed from James T. McLean as of record in Book 7954, Page 35, Register's Office for Davidson County, Tennessee, executed on 10/02/89 and filed on 10/04/89. The said James G. Coile is now deceased. Sylvia S. Coile has since remarried and is now known as Sylvia S. Coile-Lemay.

unimproved ☒

This is improved ☐ property, known as 4065 Calumet Drive, Antioch, TN 37013

(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 hand(s) this 14th day of July, 2003.

Sylvia S Coile-Lemay
Sylvia S. Coile-Lemay

Chris Lemay by Sylvia Coile-Lemay
Chris Lemay

Atty in fact

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 Sylvia S. Coile – Lemay ~~and Chris Lemay~~ the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/15/2003

My Commission Expire: _____
Notary Public

FILE BOX 45

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of July, 2003, before me personally appeared Sylvia S.Coile-Lemay, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Chris Lemay, and who acknowledged that she executed the same as the free act and deed of the said Chris Lemay by virtue of that Power of Attorney, duly executed by the said Chris Lemay..

Witness my hand and official seal this 15th day of July, 2003

_____
Notary Public

File Number: 12306000
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027