File No. 40445

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/29/04 10:32 2pgs
Fees:13.00 Taxes:758.50
20040729-0090788



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Sara R. W. Schutz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory J. Schutz	First Magnus Financial Corporation	83-9-351.00
(NAME)	(NAME)	
1508 Gartland Avenue	An Arizona Corporation, ISAOA	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Tucson, AZ 85711	
(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, Scott A. McGilberry and wife, Leslie R. McGilberry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory J. Schutz and wife Sara R. W. Schutz, 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. 70 on the plan of A.V.S. Lindsley 29 acre tract, of record in Plat Book 57, Page 66, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Scott A. McGilberry and wife Leslie R. McGilberry by deed from C & H Renovations, a Tennessee general partnership comprised of Ruth P. Hoing and Elaine H. Corlew, dated June 26, 2002, of record in Instrument #20020702-0079644, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1508 Gartland Avenue, Nashville, TN 37206
(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 our hands this 22nd day of July, 2004.

Scott A. McGilberry

Leslie R. McGilberry

File No. 40445
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 Scott A McGilberry and wife, Leslie R McGilberry, the bargainor(s), 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 this 22nd day of July, 2004.

Commission expires:

11-27-04



Notary Public