WARRANTY DEED

File Number: 70093

Davidson County DEEDWARR
Recvd: 03/16/07 11:38 2 pgs
Fees:13.00 Taxes:366.30
20070316-0032395

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. McGilley and Phyllis Q. McGilley as husband and wife	James McGilley and Phyllis Q. McGilley as husband and wife	136-16-0 005.00
(NAME)	(NAME)	
3702 Folkstone Dr	3702 Folkstone Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Carla A Peters, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James McGilley, and Phyllis McGilley as 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. 77A on the Plan of Chelsea of Priest Lake, Section 1-A, Lots 74 through 77, as of record in Book 6250, page 36, Register's Office for said County.

Said Lot No. 77A fronts 57.93 feet on the northerly margin of Folkstone Drive and extends back 133.01 feet on the northeasterly line and 132.90 feet on the southwesterly line to a dead line in the rear measuring 51.24 feet thereon.

Being the same property conveyed to ~~Eva M. Lemeh~~ H.M. Carla A. Peters, Trustee by deed from H.M. Eva M. Lemeh of record as Instrument No ~~20000101~~-0108368, said Register's Office.

H.M. 20000101-

unimproved ☒

This is improved ☐ property, known as 3702 Folkstone Dr, 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 hand this 5th day of March, 2007.

Carla A Peters

STATE OF WASHINGTON County Snohomish

Personally appeared before me Joshua R. Averill, a notary public in and for said County and State, the within named Carla A. Peters bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Everett, WA, this the 5th day of March, 2007.

Commission expires:

Notary Public

