Davidson County DEEDWARR
Recvd: 07/12/07 10:18 2 pgs
Fees:13.00 Taxes:1942.50

20070712-0083018

WARRANTY DEED

L-GRE-07-0104

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me this 3rd DAY OF July, 2007

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosanne McGathy	Rosanne McGathy	
317 West Oxford Lane (ADDRESS)	317 West Oxford Lane (NAME) (ADDRESS)	
Gilbert, AZ 85322 (CITY) (STATE) (ZIP)	Gilbert, AZ 85322 (CITY) (STATE) (ZIP)	011-15A-008.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER O'NEILL LOUQUE AND HUSBAND, MERVIN S. LOUQUE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROSANNE MCGATHY, UNMARRIED AND MICHAEL E. FARRIS, AND WIFE, JULIE C. FARRIS, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Building Site No. 8 on the Plan of Lakewood Farm, as shown on the plan prepared by Ragen-Smith & Associates, Inc. dated April 9, 1976, of record in Book 4860, page 102, Register's Office for Davidson County, Tennessee; together with a one-eighth (1/8) undivided interest in the common elements applicable to each unit.

Mervin S. Louque, spouse of Jennifer L. O'Neill Louque, joins in this conveyance for the express purposes of conveying any marital rights which he may have in subject property.

Being the same property conveyed to Jennifer O'Neill Louque, a married woman by deed from Alive(Alvie) Wayne Willis and wife, Margie F. Willis of record in Book 10576, Page 332 on 08/15/1997 and filed for record on 08/21/1997, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 104 Lakeside Drive, Goodlettsville, Tennessee 37072
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of July, 2007.

Jennifer O'Neill Louque

Mervin S. Louque

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 3rd day of July, 2007, before me personally appeared Jennifer O'Neill Louque and husband Mervin S. Louque to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of July, 2007

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959