WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 7/25/09 State of TENNESSEE Davidson County

BOX 13
134666

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas Sanders	Magna Bank fka 1st Trust Bank for Savings, ISAOA ATIMA	136030A04000CO
(NAME)	(NAME)	
4000 Anderson Road #40	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Memphis, TN 38187-0257	
(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, Paul R. McHugh, Jr., ~~married,~~* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucas Sanders, unmarried, 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:

* AND wife, HELEN M. McHugh

Land in Davidson County, Tennessee, being Townhouse #40, Building #6, in a Horizontal Property Regime which is located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, which is of record in Plat Book 4460, Page 88, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Paul R. McHugh, Jr., married, by deed of record in Instrument No. 20010627-0068040, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Helen M. McHugh joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road #40, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 07/26/07 13:49 2 pgs
Fees:13.00 Taxes:307.10
20070726-0088898

Witness our hands this 16th day of July, 2007.

Paul R. McHugh Jr.

Helen M. McHugh

STATE OF Pennsylvania

COUNTY OF Dauphin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul R. McHugh Jr. and Helen M. McHugh 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 purpose therein contained.

Witness my hand and official seal at Harrisburg, Pennsylvania this 16th day of July, 2007.

Commission expires: 10.20.2010

Notary Public

DEBORAH L. JULIAN COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah L. Julian, Notary Public
Susquehanna Twp., Dauphin County
My Commission Expires Oct. 20, 2010
Member, Pennsylvania Association of Notaries