BILL GARRETT, Davidson County
Trans:T20150024827 DEEDWARR
Recvd: 04/06/15 10:26 2 pgs
Fees:13.00 Taxes:806.60
20150406-0029389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 218,000.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2015.

Notary Public

My commission expires: 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DAVID GLEAVES	BBMC	063160B14600CO
1417 AARONWOOD DR	100 W. 22nd St # 101	
OLD HIKCORY, TN 37138	Lombard IL 60148	

FOR AND IN 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 ACKNOWLEDGE, WE,

ANNE MCCARTHY, TRUSTEE, OF THE JAMES EDWARD BOYRIE INCOME TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID GLEAVES, married man

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. 228 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), OF RECORD IN PLAT BOOK 6900, PAGE 550, 551 AND 522, AND CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445 AND BY AN AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANNE MCCARTHY, TRUSTEE, OF THE JAMES EDWARD BOYRIE INCOME TRUST, BY WARRANTY DEED FROM CHARLES E. CUNNINGHAM AND SHERRIE A. CUNNINGHAM, DATED 10/06/2014 AND RECORDED ON 10/07/2014 IN INSTRUMENT NUMBER 20141007-0092789, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO CHARLES E. CUNNINGHAM AND SHERRIE A. CUNNINGHAM, HUSBAND AND WIFE, BY WARRANTY DEED FROM TERRY E. COGGINS AND WIFE, SYLVIA T. COGGINS, DATED 10/24/1997 AND RECORDED ON 12/12/1997 IN BOOK 10719, PAGE 387, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1417 AARONWOOD DR, OLD HIKCORY, TN 37138.

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 in 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 1st day of April, 2015.

ANNE MCCARTHY, TRUSTEE OF THE JAMES EDWARD BOYRIE INCOME TRUST

Anne McCarthy, Trustee
ANNE MCCARTHY, TRUSTEE

STATE OF Washington
COUNTY OF Yakima

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared ANNE MCCARTHY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is TRUSTEE of THE JAMES EDWARD BOYRIE INCOME TRUST and that he is authorized by TRUSTEE of THE JAMES EDWARD BOYRIE INCOME to execute this instrument on its behalf.
Witness my hand, at office, this 1st day of April, 2015.

Notary Public

My Commission Expires: December 27, 2018

Notary Public
State of Washington
LUISA V LUGO
My Appointment Expires Dec 27, 2018