BILL GARRETT, Davidson County
Trans:T20150069975 DEEDWARR
Recvd: 08/19/15 13:25 3 pgs
Fees:18.00 Taxes:1246.90
20150819-0083631

Warranty Deed

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $337,000.00 Affiant Subscribed and sworn to before me, this the 17th day of August, 2015. Notary Public My commission expires: 9-11-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James C. Everhart, III Ashley Everhart	New Owner	
3044 Brookview Forest Drive		180-04-0B-012.00-CO
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER W. MCGEE AND RACHEL C. FARRIS, TRUSTEES OF THE MCGEE FAMILY LIVING TRUST DATED 10/02/2012**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES C. EVERHART, III AND ASHLEY EVERHART**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 12 on the Plan of Final Plat of Brookview Forest Phase 1 of record in Plat at Instrument No. 20030716-0099526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher W. McGee and Rachel C. Farris, Trustees of The McGee Family Living Trust dated 10/02/2012 by Warranty deed from Christopher W. McGee, who took title as an unmarried man and who is now a married man of record in Instrument No. 20121005-0091432, Register's Office for Davidson County, Tennessee, dated October 02, 2012, and recorded on October 05, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 3044 Brookview Forest Drive, Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of August, 2015.

The McGee Family Living Trust dated 10/02/2012

Christopher W. McGee, Trustee

Rachel C. Farris, Trustee

Christopher W. McGee, Individually

Rachel C. Farris, Individually

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher W. McGee and Rachel C. Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the McGee Family Living Trust, dated 10/02/2012, and are authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 17th day of August, 2015.

_____
Notary Public

My Commission Expires:

8-17-15
ACKNOWLEDGMENT
ATTACHED

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher W. McGee and Rachel C. Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2015.

_____
Notary Public

My Commission Expires:

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES } SS

On 8-17-15 before me, DAVID W KELLY, personally appeared CHRISTOPHER W MCGEE, RACHEL MCGEE,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

DAVID W. KELLY
Commission # 2092259
Notary Public - California
Los Angeles County
My Comm. Expires Dec 12, 2018

DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANT DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

INDIVIDUALLY AND AS TRUSTEE
(Additional information)