BILL GARRETT, Davidson County
Trans:T20170031837 DEEDQC
Recvd: 04/17/17 12:44 1 pgs
Fees:12.00 Taxes:0.00
20170417-0036932

QUITCLAIM DEED

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

This Instrument prepared from information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION
FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April 2017.

Notary Public:

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Phyllis McGilley	Phyllis McGilley	Map 13616000500
151 Hernandez Ave.	151 Hernandez Ave.	Group
San Francisco, CA 94127	San Francisco, CA 94127	Parcel

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 acknowledged, we

James McGilley

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Phyllis McGilley

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that 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 James McGilley and Phyllis McGilley by deed from Carla A. Peters, of record in Instrument 20070316-0032395, dated March 5, 2007, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 3702 Folkstone Drive, Antioch, TN 37013

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 8 day of APRIL, 2017.

James McGilley

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.

State of California)
County of MARIN)

On 4/8/2017 (Date) before me, G.A. MAROOFI (Here Insert Name and Title of the Officer)

personally appeared JAMES WYATT MCGILLEY (Name(s) of Signer(s))

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.

G. A. MAROOFI
COMM. # 2097045
NOTARY PUBLIC-CALIFORNIA
MARIN COUNTY
MY COMM. EXP. JAN. 13, 2019

Signature _____ (Signature of Notary Public)