

real estate reports

Subject Property

2022 Gallante Dr
Carrollton
TX 75007
APN: R74322

Data Provided By:

Misty Di Paola
misty@keytitlegroupdfw.com

Disclaimer

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Subject Property : **2022 Gallante Dr Carrollton TX 75007**

Owner Information

Owner Name : **McWilliams James H & Eva G / McWilliams Jamie Sue**
Mailing Address : **2022 Gallante Dr, Carrollton TX 75007-2330 C038**
Vesting Codes : **// Life Estate**
Owner Occupied
Indicator :

Location Information

Legal Description : **Carillon Hills Courtyard Homes Blk D Lot 1**
County : **Denton, Tx** Alternate APN : **SC0099A00000D000000010000**
Census Tract / Block : **216.33 / 2** Subdivision : **Carillon Hills Courtyard Homes**
Legal Lot : **1** Map Reference : **632-Y / SC0099A**
Legal Block : **D** School District : **Carrollton-farmers Branch Isd**
Market Area : **22** Munic/Township : **Carrollton**
APN : **R74322** Neighbor Code : **DC02006**

Owner Transfer Information

Recording/Sale Date : **08/12/2014 / 08/08/2014** Deed Type : **Special Warranty Deed**
Document # : **80255**

Last Market Sale Information

Recording/Sale Date : **09/25/1998 / 09/10/1998** Deed Type : **Warranty Deed**
Sale Price : **\$84,000** Price Per SqFt : **\$62.13**
Document # : **87132**
Title Company : **Chicago Title Co**
Seller Name : **Gattis Joyce W**

Prior Sale Information

Prior Rec/Sale Date : **/ 12/17/1985** Prior Deed Type : **Deed (reg)**
Prior Doc Number : **1782-963**



Property Detail

Property Characteristics

Gross Area : 1,692	Parking Type : Attached Garage	Cooling Type : Central
Living Area : 1,352	Garage Area : 340	Exterior wall : Brick Veneer
Bedrooms : 3	Foundation : Slab	Porch Type : Open Porch
Bath(F/H) : 1	Roof Material : Composition Shingle	Air Cond : Central
Year Built / Eff : 1983	Heat Type : Central	Floor Cover : Carpet
# of Stories : 1		

Property Information

Land Use : Sfr	Lot Acres : 0.12	State Use : Single Family
County Use : Single Family	Lot Size : 5,200	

Tax Information

Total Value : \$295,478	Tax Year : 2025	Market Value : \$295,478
Land Value : \$67,600	Property Tax : \$4,939.03	CITY OF CARROLLTON Tax / Rate : \$1,588.19/.5375
Improvement Value : \$227,878	Tax Rate Area : G01	DENTON COUNTY Tax / Rate : \$549.41/.18594
Assessed Year : 2025	Homeowner Exemption : Homestead	CARROLLTN-FB ISD Tax / Rate : \$2,801.43/.9481
Improve % : 77%		

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$84,000	\$291,750	\$469,135	\$369,775
Bldg/Living Area	1352	1155	1499	1313
Price Per Square Foot	\$62.13	\$228	\$336	\$276.84
Year Built	1983	1982	1984	1983
Lot Size	5,200	4,000	8,040	4,973
Bedrooms	3	2	3	3
Bathrooms	1	1	2	1
Stories	1	1	2	1
Total Assessed Value	\$295,478	\$267,570	\$371,622	\$310,501
Distance From Subject	0	0.04	0.29	0.15

Summary of Comparables

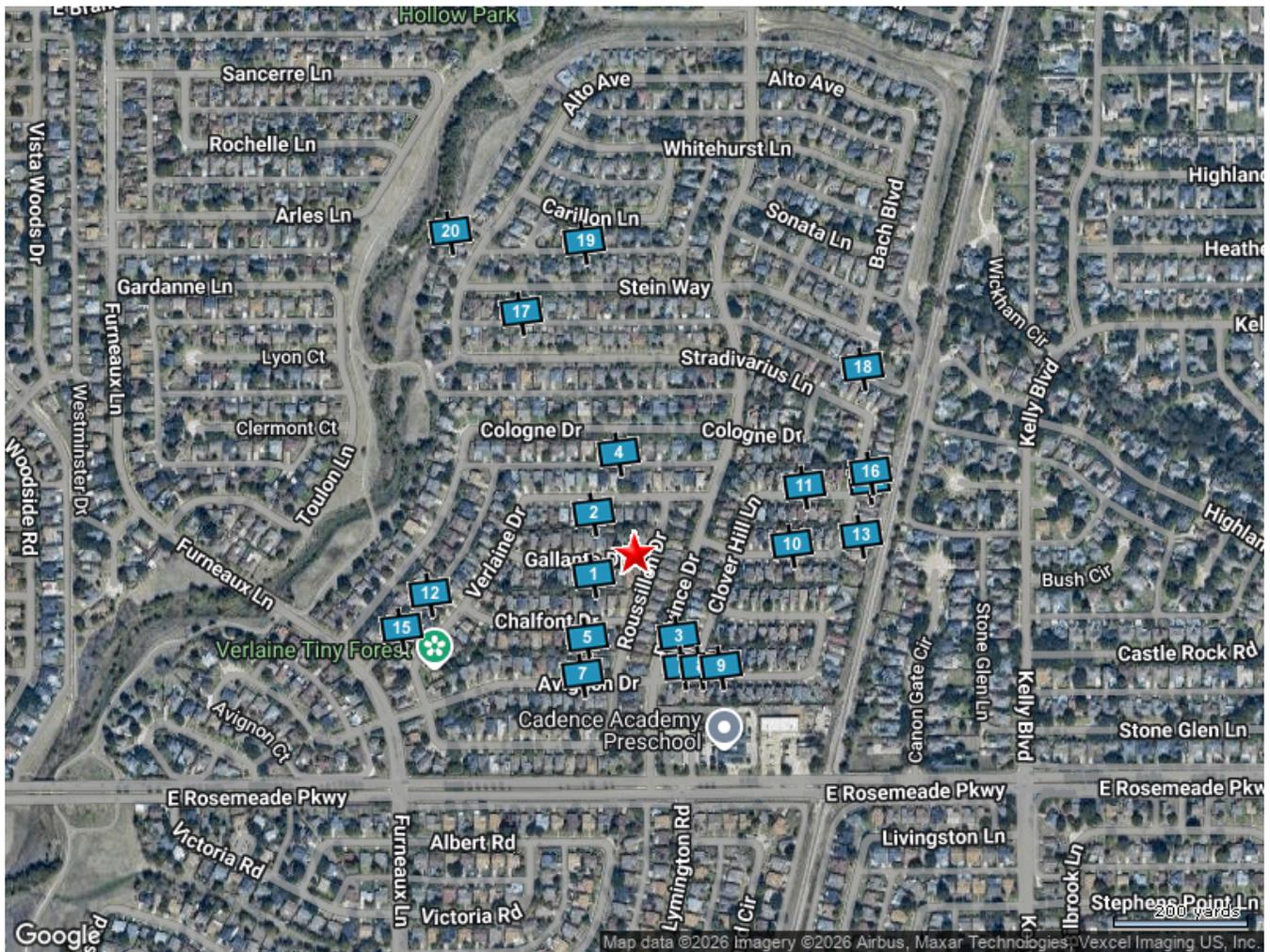
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2022 Gallante Dr	84,000	295,478	09/25/1998	3	1	1,352	5,200	1983		
1	2019 Chalfont Dr		268,909	07/28/2025	3	1	1,155	4,738	1983	0.04	
2	2013 Gallante Dr	340,000	289,387	06/13/2025	3	1	1,381	4,635	1983	0.04	
3	3701 Clover Hill Ln		319,000	12/23/2025	3	1	1,271	7,135	1982	0.08	
4	2017 Verlaine Dr	360,000	267,570	07/31/2025	3	1	1,155	4,635	1983	0.08	
5	2035 Avignon Dr		283,212	05/08/2025	3	1	1,305	4,635	1982	0.08	
6	2102 Avignon Dr		298,963	06/06/2025	3	1	1,180	4,100	1984	0.1	
7	2030 Avignon Dr	397,812.5	272,954	09/26/2025	2	2	1,184	4,635	1983	0.11	
8	2106 Avignon Dr		310,545	04/02/2025	3	1	1,304	4,100	1983	0.11	
9	2110 Avignon Dr	469,135	361,455	10/29/2025	3	1	1,499	4,100	1983	0.11	
10	2110 Holly Hill Ln		281,279	03/11/2025	3	1	1,304	4,000	1983	0.12	
11	3822 Clover Hill Ln	322,304.13	272,597	10/30/2025	3	1	1,304	4,116	1983	0.14	
12	3717 Verlaine Dr	340,862.5	350,887	05/15/2025	2	2	1,381	4,635	1982	0.17	
13	2159 Stradivarius Ln		322,337	09/19/2025	3	1	1,271	5,145	1983	0.18	
14	2149 Stradivarius Ln	291,750	320,369	09/22/2025	3	1	1,271	4,000	1983	0.19	

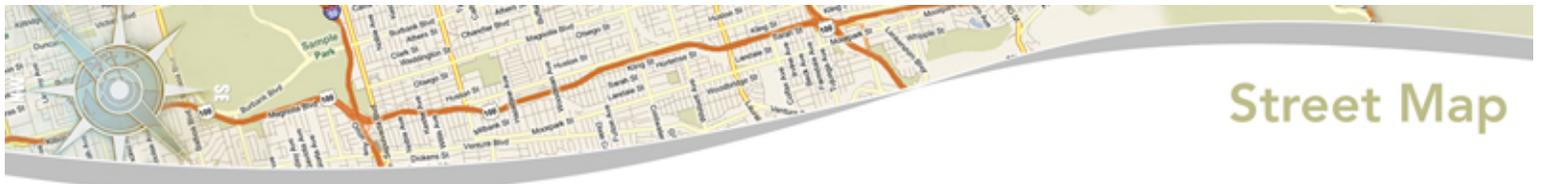
Comparables

15	3709 Verlaine Dr	388,750	308,292	05/05/2025	3	1	1,477	4,600	1982	0.19
16	2147 Stradivarius Ln	389,027.5	318,902	05/14/2025	3	2	1,271	4,000	1983	0.2
17	2007 Stradivarius Ln	440,621.25	318,000	12/17/2025	3	2	1,389	7,056	1983	0.21
18	2125 Stradivarius Ln	327,262.22	346,737	08/11/2025	3	1	1,433	4,100	1983	0.23
19	2013 Stein Way		327,000	12/12/2025		2	1,365	7,056	1984	0.25
20	3847 Alto Ave		371,622	05/15/2025	3	2	1,365	8,040	1984	0.29

Distressed Sales =

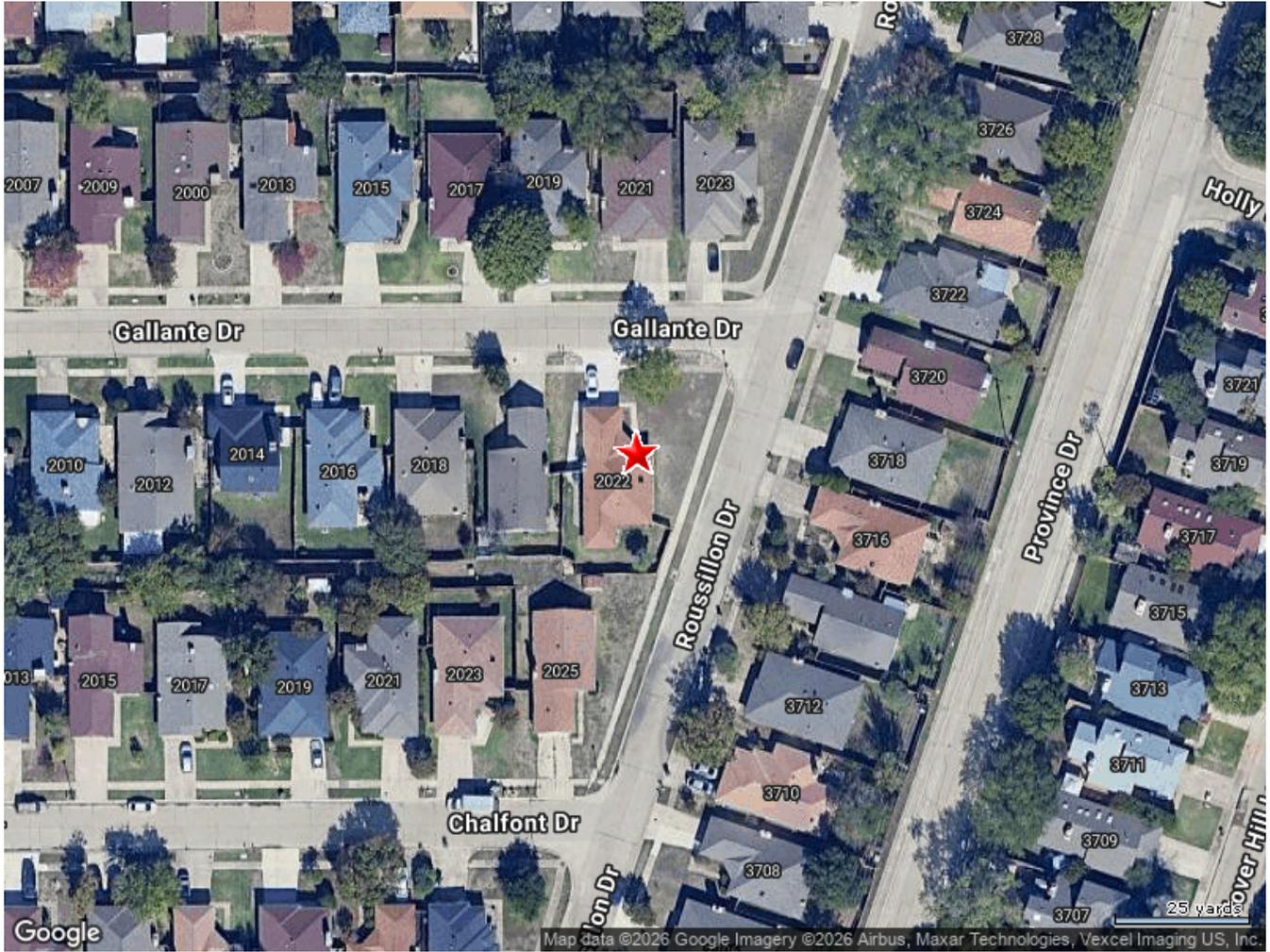
Map

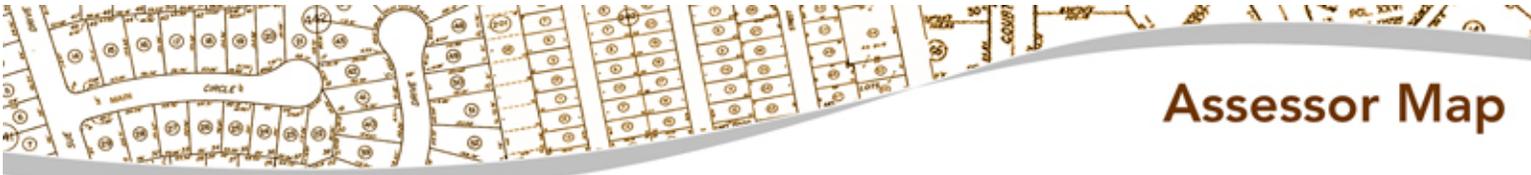




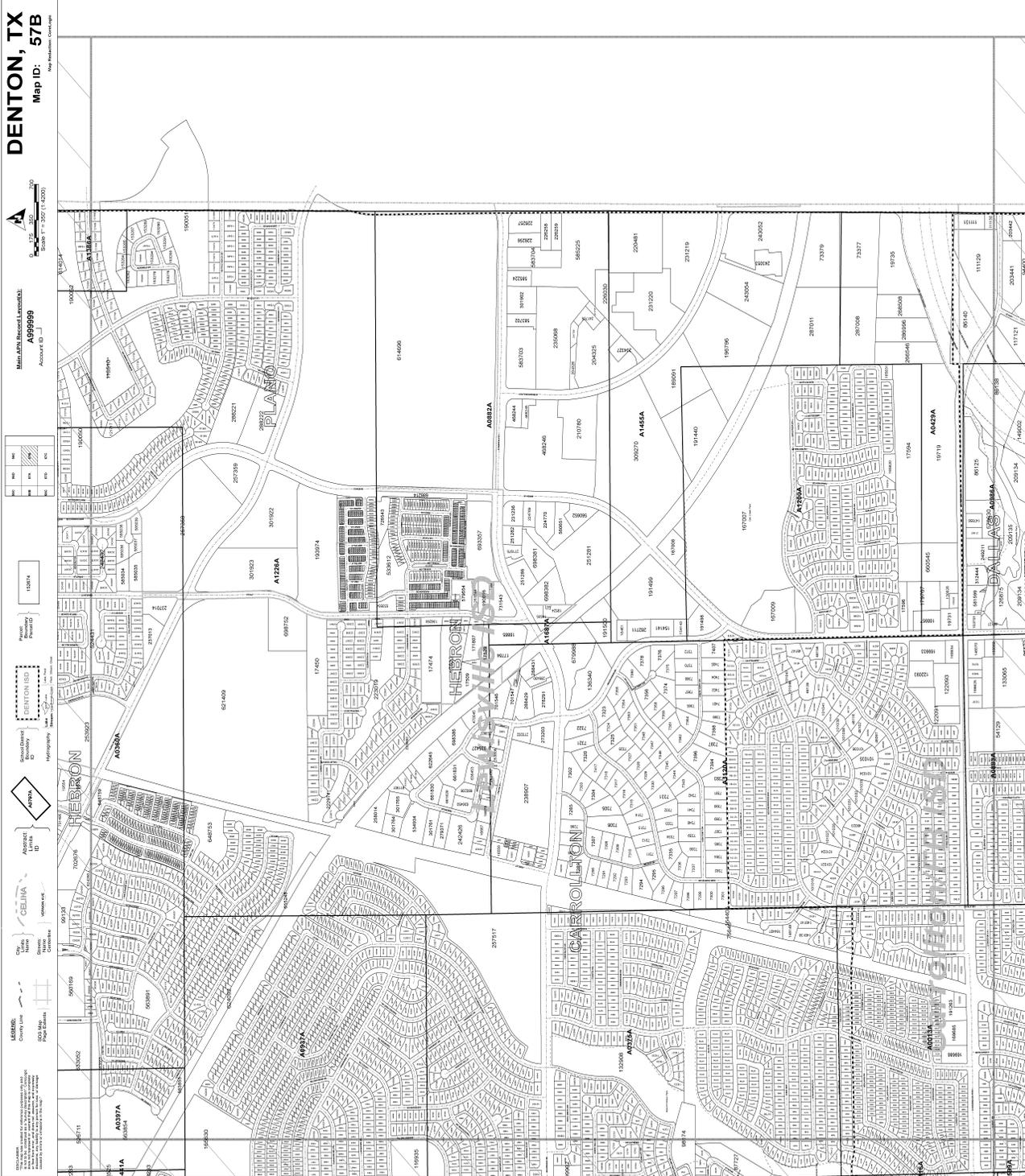
Street Map

Subject Property : **2022 Gallante Dr Carrollton TX 75007**





Assessor Map



Customer Name : Misty Di Paola
Customer Company Name : Key Title - DFW
Prepared On : 01/13/2026
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Transaction History

Sales History

Rec. Date :	08/12/2014	09/25/1998
Sale Date :	08/08/2014	09/10/1998
Sale Price :		\$84,000
Rec.Doc.No :	80255	87132
Doc. Type :	SPECIAL WARRANTY DEED	WARRANTY DEED
Sale Price Type :		
Buyer :	Mcwilliams James H & Eva G	Mcwilliams James H & Eva G
Seller :	Mcwilliams James H & Eva G	Gattis Joyce W
Title Company :		Chicago Title Co
Other Doc No :		



Public Schools :

Elementary Schools

Furneaux Elementary

Distance **0.58 Miles**

3210 Furneaux Rd Carrollton TX 75007

Telephone : **(972) 968-1800**

School District : **Carrollton-farmers Branch Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **336**

Total Expenditure/Student :

Sheffield Elementary

Distance **0.97 Miles**

18110 Kelly Blvd Dallas TX 75287

Telephone : **(972) 968-3200**

School District : **Carrollton-farmers Branch Independent School District (isd)**

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **624**

Total Expenditure/Student :

Homestead Elementary

Distance **1.03 Miles**

1830 E Branch Hollow Dr Carrollton TX 75007

Telephone : **(469) 713-5181**

School District : **Lewisville Independent School District (isd)**

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **459**

Total Expenditure/Student :



Davis Elementary

Distance **1.25 Miles**

3205 Dorchester Dr Carrollton TX 75007

Telephone : **(972) 968-1500**

School District : **Carrollton-farmers Branch Independent School District (isd)**

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **478**

Total Expenditure/Student :

Middle Schools

Long Middle

Distance **1.14 Miles**

2525 Frankford Dallas TX 75287

Telephone : **(972) 662-4100**

School District : **Carrollton-farmers Branch Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **532**

Total Expenditure/Student :

Arbor Creek Middle

Distance **1.44 Miles**

2109 Arbor Creek Dr Carrollton TX 75010

Telephone : **(469) 713-5971**

School District : **Lewisville Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **896**

Total Expenditure/Student :



Blalack Middle

Distance **1.66 Miles**

1706 Peters Colony Carrollton TX 75007

Telephone : **(972) 968-3500**

School District : **Carrollton-farmers Branch Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **889**

Total Expenditure/Student :

High Schools

Hebron High School

Distance **1.66 Miles**

4207 Plano Pkwy Carrollton TX 75010

Telephone : **(469) 713-5183**

School District : **Lewisville Independent School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **3673**

Total Expenditure/Student :

Advanced Placement : **No**

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Texas Puppy Club	2014 Gallante Dr Carrollton Tx	(214) 755-7595	0.04
Tagstrom Pic, Llc	3815 Kelly Blvd Carrollton Tx	(347) 560-1545	0.46
New Perspective Coaching Llc	2314 Heatherwoods Way Carrollton Tx	(214) 995-5326	0.54
Live Action Role Playing Systems	2037 Ash Hill Rd Carrollton Tx	(972) 492-3254	0.59

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Advanced Education Funding, Inc.	2308 Applecross Ct Carrollton Tx	(972) 306-8250	0.33
Universal Financial & Property Consult	2220 Belton Dr Carrollton Tx	(469) 766-8006	0.61
Pnc Bank, National Association	3640 N Josey Ln Carrollton Tx	(972) 705-4339	0.89
Kapfcu Revolving Loan Fund	3701 Maywood Ct Carrollton Tx	(972) 662-7603	0.91

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Star And Bar Custom Fishing Rods	2012 Carillon Ln Carrollton Tx	(972) 953-9407	0.27
Amigos Colombianos Restaurant	19003 Bilbrook Ln Dallas Tx	(972) 307-7052	0.41
Sweetie Pies	3806 Vista Woods Dr Carrollton Tx	(214) 417-1120	0.5
Anitas Shop	2031 Ash Hill Rd Carrollton Tx	(972) 394-3516	0.61

Health Care Services

Name	Address	Telephone	Distance (Miles)
Moreland Chiropractic Plc	3726 Roussillon Dr Carrollton Tx	(214) 493-3489	0.05
Behavioral Innovations	3809 Clover Hill Ln Carrollton Tx	(512) 528-5063	0.1
Michelle M D Brochner	2117 E Rosemeade Pkwy Carrollton Tx	(214) 483-6727	0.16
Ju Ba Fang, Llc	4802 Bayonne Dr Rowlett Tx	(940) 383-1188	0.22

Hospitality

Name	Address	Telephone	Distance (Miles)
Bethany Boyce	2021 Avignon Dr Carrollton Tx	(469) 360-1506	0.12
Encompass Worldwide, Llc	3320 Sam Rayburn Run Carrollton Tx	(214) 686-9012	0.59
Precise Hotel Management, Llc	3740 N Josey Ln Ste 100e Carrollton Tx	(972) 809-0930	0.86
Shinn & Newton Ltd	3620 N Josey Ln Ste 220 Carrollton Tx	(972) 317-9125	0.87

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Church Of Jesus Christ	2101 E Rosemeade Pkwy Carrollton Tx	(214) 731-0900	0.14
2000 Strong Youth For Christ	4006 Echordge Dr Carrollton Tx	(972) 395-7839	0.55
Carrollton Chinese Church	3219 Wellington Rd Carrollton Tx	(972) 591-0670	0.64
Living Fountain Korean Church	2015 E Peters Colony Rd Carrollton Tx	(469) 684-0037	0.75

Personal Services

Name	Address	Telephone	Distance (Miles)
Carlos Spa Services Inc.	18718 Platte River Way Dallas Tx	(972) 880-4544	0.6
Empire Fitness	2515 E Rosemeade Pkwy Ste Carrollton Tx	(469) 774-9496	0.68
Dts Fitness	2515 E Rosemeade Pkwy Ste Carrollton Tx	(469) 774-9496	0.68
Bumble Management, Llc	3610-2 N Josey Lane Ste 2 Carrollton Tx	(360) 728-8802	0.9

Shopping

Name	Address	Telephone	Distance (Miles)
A Cut Above Glass Art Llc	2003 Carillon Ln Carrollton Tx	(972) 939-1569	0.31
Kcs Glass Etc	3706 Penny Ln Carrollton Tx	(972) 394-2096	0.34
Usa Contractors	2013 Meadfoot Rd Carrollton Tx	(972) 693-2722	0.43
Western Openings Incorporated	2302 Heatherwoods Way Carrollton Tx	(972) 505-9651	0.47



Neighbors

2012 GALLANTE DR

Distance **0.05 Miles**

Owner Name : Templeman Eddie L	Subdivision : Carillon Hills Courtyard Homes
Sale Date : 05/26/2012	Recording Date : 05/31/2012
Total Value : \$320,670	Sale Price : \$114,625
Bed / Bath : 3 / 2	Property Tax : \$5,360.12
Land Use : Sfr	Lot Acres : 0.11
Stories : 1	Living Area : 1,477
Yr Blt / Eff Yr Blt : 1983 /	APN : R74340

2010 GALLANTE DR

Distance **0.05 Miles**

Owner Name : Arnold Justin	Subdivision : Carillon Hills Courtyard Homes
Sale Date : 08/31/2016	Recording Date : 08/31/2016
Total Value : \$279,000	Sale Price : \$231,562.50
Bed / Bath : 3 / 1	Property Tax : \$4,663.59
Land Use : Sfr	Lot Acres : 0.11
Stories : 1	Living Area : 1,271
Yr Blt / Eff Yr Blt : 1983 /	APN : R74342

3713 CLOVER HILL LN

Distance **0.06 Miles**

Owner Name : Rate Enterprise Llc	Subdivision : Hilltop Square Ph 1
Sale Date : 10/18/2021	Recording Date : 10/20/2021
Total Value : \$349,768	Property Tax : \$5,846.51
Bed / Bath : 3 / 1	Lot Acres : 0.09
Land Use : Sfr	Living Area : 1,491
Stories : 2	APN : R82822
Yr Blt / Eff Yr Blt : 1982 /	



Neighbors

3711 CLOVER HILL LN

Distance **0.06 Miles**

Owner Name : Tiner Daniel W	Subdivision : Hilltop Square Ph 1
Sale Date : 03/07/2019	Recording Date : 03/08/2019
Total Value : \$326,000	Sale Price : \$237,500
Bed / Bath : 3 / 1	Property Tax : \$5,449.21
Land Use : Sfr	Lot Acres : 0.09
Stories : 2	Living Area : 1,499
Yr Blt / Eff Yr Blt : 1982 /	APN : R82824

3728 ROUSSILLON DR

Distance **0.06 Miles**

Owner Name : Benitez Jose E	Subdivision : Carillon Hills Courtyard Homes
Sale Date : 08/13/2003	Recording Date : 08/20/2003
Total Value : \$274,000	Sale Price : \$118,500
Bed / Bath : 3 / 1	Property Tax : \$4,580.01
Land Use : Sfr	Lot Acres : 0.12
Stories : 1	Living Area : 1,281
Yr Blt / Eff Yr Blt : 1983 /	APN : R74758

3719 CLOVER HILL LN

Distance **0.06 Miles**

Owner Name : Brooks Shawn M	Subdivision : Hilltop Square Ph 1
Sale Date : 03/12/2009	Recording Date : 03/19/2009
Total Value : \$308,562	Sale Price : \$138,341.72
Bed / Bath : 3 / 1	Property Tax : \$5,157.73
Land Use : Sfr	Lot Acres : 0.09
Stories : 2	Living Area : 1,499
Yr Blt / Eff Yr Blt : 1982 /	APN : R82821



Neighbors

3707 CLOVER HILL LN

Distance **0.06 Miles**

Owner Name : Cardenas Yadira Nunez	Subdivision : Hilltop Square Ph 1
Sale Date : 09/27/2019	Recording Date : 09/30/2019
Total Value : \$327,888	Sale Price : \$237,500
Bed / Bath : 3 / 1	Property Tax : \$5,480.77
Land Use : Sfr	Lot Acres : 0.09
Stories : 2	Living Area : 1,483
Yr Blt / Eff Yr Blt : 1982 /	APN : R82825

2008 GALLANTE DR

Distance **0.06 Miles**

Owner Name : Graves Mark W	Subdivision : Carillon Hills Courtyard Homes
Sale Date : 05/15/2007	Recording Date : 06/04/2007
Total Value : \$297,843	Sale Price : \$133,000
Bed / Bath : 3 / 1	Property Tax : \$4,978.56
Land Use : Sfr	Lot Acres : 0.11
Stories : 1	Living Area : 1,116
Yr Blt / Eff Yr Blt : 1983 /	APN : R74344

3705 CLOVER HILL LN

Distance **0.07 Miles**

Owner Name : Quinones Yolanda	Subdivision : Hilltop Square Ph 1
Sale Date : 10/17/2024	Recording Date : 10/21/2024
Total Value : \$325,854	Sale Price : \$346,996.61
Bed / Bath : 3 / 3	Property Tax : \$5,446.77
Land Use : Sfr	Lot Acres : 0.09
Stories : 2	Living Area : 1,304
Yr Blt / Eff Yr Blt : 1982 /	APN : R82829



Neighbors

2006 GALLANTE DR

Distance **0.07 Miles**

Owner Name : **Nguyen Tommy**

Subdivision : **Carillon Hills Courtyard Homes**

Sale Date : **07/21/2020**

Recording Date : **08/05/2020**

Total Value : **\$304,262**

Sale Price : **\$297,063**

Bed / Bath : **3 / 1**

Property Tax : **\$5,085.85**

Land Use : **Sfr**

Lot Acres : **0.11**

Stories : **2**

Living Area : **1,381**

Yr Blt / Eff Yr Blt : **1983 /**

APN : **R74347**

Demographics

Census Tract / block: 216.33 / 2 Year: 2020

Household

Population		Population by Age	
Count:	4,972	0 - 11	
Estimate Current Year:	5,125	12 - 17	
Estimate in 5 Years:	5,783	18 - 24	2.86%
Growth Last 5 Years:	5.09%	25 - 64	63.86%
Growth Last 10 Years:	-133.48%	65 - 74	9.15%
		75+	
Household Size		Household Income	
Current Year:	1,765	0 - \$25,000	4.99%
Average Current Year:	2.76	\$25,000 - \$35,000	1.25%
Estimate in 5 Years:	2,074	\$35,000 - \$50,000	5.44%
Growth Last 5 Years:	2.44%	\$50,000 - \$75,000	6.46%
Growth Last 10 Years:	17.12%	\$75,000 - \$100,000	9.24%
Male Population:	54.97%	Above \$100,000	72.63%
Female Population:	45.03%	Average Household Income:	\$143,450
Married People:	58.13%		
Unmarried People:	41.87%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0.51%	Below \$100,000:	0.51%
\$300 - \$799:	11.3%	\$100,000 - \$150,000:	0.59%
\$800 - \$1,999:	45.85%	\$150,000 - \$200,000:	0.66%
Over \$2,000:	42.33%	\$200,000 - \$300,000:	20.32%
Median Home Value:	\$349,900	\$300,000 - \$500,000:	77.92%
Unit Occupied Owner:	77.22%	Above \$500,000:	0%
Median Mortgage:	\$1,167		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	22.78%	1999 - 2000	
Median Gross Rent:	\$2,069	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	71.84%
\$750 - \$999	0%	1970 - 1979	25.15%
\$1000 and Over	100%	1900 - 1969	0.22%

Education

Enrollment			
Public Pre-Primary School:	0.25%	Not Enrolled in School:	79.41%
Private Pre-Primary School:	1.92%	Not A High School Graduate:	8.31%
Public School:	17.68%	Graduate Of High School:	16.85%
Private School:	2.91%	Attended Some College:	21.05%
Public College:	4.23%	College Graduate:	39.87%
Private College:	0.73%	Graduate Degree:	13.91%

Workforce

Occupation:			
Manager/Prof:	49.68%	Private Worker:	78.47%
Technical:		Government Worker:	7.66%
Sales:	18.76%	Self Employed Worker:	1.26%
Administrative:		Unpaid Family Worker:	7.76%
Private House Hold:		Farming:	5.11%
Service:	16.8%	Skilled:	
Protective Services:		Blue-Collar:	14.75%

Commute Time	
Less Than 15 Min:	17.86%
15 min - 28 min:	40.71%
30 min - 57 min:	39.63%
Over 60 min:	1.79%

County: DENTON

Violent Crime (Ratio)

Assault

	County	State	Nation
Total:	1:154	1:69	1:87
Gun:	1:3,501	1:1,682	1:2,070
Knife:	1:4,554	1:1,732	1:2,402

Homicide

	County	State	Nation
Total:	1:87,086	1:22,678	1:20,935
Manslaughter:	1:null	1:1,238,625	1:522,140

Robbery

	County	State	Nation
Total:	1:2,111	1:857	1:878
Gun:	1:4,147	1:1,755	1:2,429
Knife:	1:30,291	1:10,617	1:12,854

Non Violent Crime (Ratio)

Burglary

	County	State	Nation
Total:	1:227	1:127	1:149
Forced Entry:	1:442	1:196	1:263
Non-Forcible:	1:517	1:402	1:463
Attempted:	1:5,529	1:3,605	1:2,450

Motor Vehicle Theft

	County	State	Nation
Total:	1:721	1:400	1:408
Auto:	1:1,276	1:722	1:618
Truck/Bus:	1:2,891	1:1,209	1:3,019

Sales Document



Denton County
Cynthia Mitchell
County Clerk
Denton, TX 76202

Instrument Number: 2014-80255

Recorded On: August 12, 2014

As
Warranty Deed

Parties: MCWILLIAMS JAMES H
To

Billable Pages: 4
Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** THIS IS NOT A BILL ****

Warranty Deed 38.00
Total Recording: 38.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2014-80255
Receipt Number: 1195265
Recorded Date/Time: August 12, 2014 08:30:42A

Record and Return To:

MCWILLIAMSON
2022 GALLANTE DR
CARROLLTON TX 75007

User / Station: S Parr - Cash Station 3



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C. Mitchell
County Clerk
Denton County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed With Retained Life Estate

Date: August 8, 2014

Grantors: **JAMES H. McWILLIAMS and EVA G. McWILLIAMS**

Address: 2022 Gallante Drive
Carrollton, TX 75007
Denton County

for and in consideration of the sum of \$10.00 and subject to the reservations from conveyance and the exceptions to conveyance and warranty, have granted, sold, and conveyed, and by these presents do grant, sell, and convey to

Grantees: **GERRI KAY McADAMS**
1038 Magnolia Drive
Carrollton, TX 75007
Denton County

JAMIE SUE McWILLIAMS
6 West Meadow Lane
Bedford, TX 76021
Tarrant County

the following described property, together with all improvements on it:

Lot One (1), in Block "D" of Carillon Hills Courtyard Homes, an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded in Cabinet B, Page 331, Plat Records, Denton County, Texas, and Certificate of Correction recorded in Volume 1154, Page 592, Deed Records, Denton County, Texas, more commonly known as 2022 Gallante Drive, Carrollton, Texas ("Property")

To have and to hold the above-described Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantees, Grantees' heirs, successors, and assigns forever. Grantors bind Grantors and Grantors' heirs, executors, and administrators, to warrant and forever defend all and singular the said Property unto Grantees and Grantees' heirs, successors, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, when the claim is by, through, or under Grantors but not otherwise, except as to the reservations from conveyance and the exceptions to conveyance and warranty.

Reservations from Conveyance:

For Grantors and Grantors' assigns, a reservation of the full possession, benefit, and use of the Property for the remainder of the life of Grantors, as a life estate.

Grantors further retain complete power, without the joinder of any person, to mortgage, sell, and convey the Property, in whole or in part, and to spend any proceeds; to exchange it for other property; to lease the surface and subsurface of the Property; to execute and deliver oil, gas, and other mineral leases for any term of years and for a term based on the continuing production of oil, gas, or other minerals from the Property, ending either before or after Grantors' death; to grant any interest in the Property, by gift, sale or otherwise, so as to terminate the interests of Grantees, as Grantors in Grantors' sole discretion shall decide; and to invest and reinvest all proceeds from the sale or other disposition of the Property. This life estate carries with it the right to possess and consume all bonuses, delay rentals, royalties, and other benefits payable on any mortgage, sale, or conveyance under oil, gas, and other mineral leases covering the Property at the inception of this life estate without any duty to the remainderman and without liability for waste.

Grantors further reserve the right to cancel this deed by further conveyance, even to Grantors, which may destroy any and all rights which Grantees may possess under this deed.

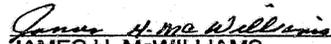
Grantees shall hold a remainder interest in the Property and upon the death of the surviving Grantor, if the Property has not been previously disposed of prior to such surviving Grantor's death, all right, title and interest to the Property remaining shall fully vest in Grantees, subject to such liens and encumbrances existing at that time.

If either Grantee should predecease either Grantor, the conveyance to such deceased Grantee shall fail and the remainder interest shall instead be conveyed to the survivor of them subject all of the same conditions and reservation of the original conveyance.

Exceptions to Conveyance and Warranty: This conveyance is subject to any outstanding liens against the Property, whether existing or to be created by Grantor in the future, and all valid restrictions, easements, and other encumbrances as they appear of record.

When the context requires, singular nouns and pronouns include the plural.

Executed on this 8th day of August, 2014.


JAMES H. McWILLIAMS


EVA G. McWILLIAMS

ACKNOWLEDGMENT PAGE TO FOLLOW

THE STATE OF TEXAS

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§
§

COUNTY OF DENTON

This instrument was acknowledged before me on this 8th day of August, 2014, by JAMES H. McWILLIAMS.



Catherine L. Vick
Notary Public, State of Texas

THE STATE OF TEXAS

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§
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COUNTY OF DENTON

This instrument was acknowledged before me on this 8th day of August, 2014, by EVA G. McWILLIAMS.



Catherine L. Vick
Notary Public, State of Texas

After Recording, Return To

James and Eva McWilliams
2022 Gallante Drive
Carrollton, TX 75007