Davidson County DEEDWARR
Recvd: 08/23/07 10:00 2 pgs
Fees:13.00 Taxes:788.10

20070823-0100715

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

R-HR-07-7984

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Paul Rickels	REALTY MORTGAGE CORPORATION	
7984 Boone Trace	(NAME) 1331 SOUTH WATER AVENUE	
(ADDRESS) Nashville, TN 37221	(ADDRESS) GALLATIN, TN 37066	126-15-A-112 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW RYAN HARGIS AND SHELLEY D. GREGORY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN PAUL RICKELS, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, 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 131, BOONE TRACE AT BILTMORE, SECTION TWO, RESUBDIVISION OF LOT 131, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6050, PAGE 587, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW RYAN HARGIS AND SHELLEY D. GREGORY BY WARRANTY DEED FROM MARC A. MESSIER AND WIFE, MYRNA M. MESSIER, RECORDED ON THE 4TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030404-0044882, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6050, PAGE 587; BOOK 9700, PAGES 316 & 317; BOOK 10995, PAGE 618; BOOK 11275, PAGE 885; BOOK 9342, PAGE 312; BOOK 9735, PAGE 931; BOOK 10032, PAGE 813; BOOK 10306, PAGE 817; BOOK 11455, PAGE 443; BOOK 9607, PAGE 534; BOOK 8992, PAGE 62; BOOK 9665, PAGE 420; INSTRUMENT 20021217-0155375, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 7984 Boone Trace, Nashville, Tennessee 37221

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of August, 2007.

Matthew Ryan Hargis

Shelley D. Gregory

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Ryan Hargis and Shelley D. Gregory, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903