This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08055

~~BOX 50-D~~
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
~~NASHVILLE, TN 37203~~

Send Tax Bills To:
Robert C. Hargis
7060 Northridge Dr.
Nashville, TN 37221

New Owner is:
Robert C. Hargis
7060 Northridge Drive
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 03/05/08 10:41 2 pgs
Fees:13.00 Taxes:961.63
20080305-0022058

MAP: 142-13-0A-027.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy Hendricks and wife, Anna Hendricks**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert C. Hargis and wife, Lee F. Hargis**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **7060 Northridge Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Riverside, Phase 1B, a Planned Unit Development, of record in Book 6050, page 434, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy Hendricks and wife, Anna Hendricks, by Special Warranty Deed from AmSouth Bank, dated April 3, 2006 and recorded April 5, 2006 in Instrument No. 20060405-0039075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 7185, page 619 and Book 7405, page 780, as amended in Instrument No. 20040419-0044162, and Restrictive Covenants in Book 8104, page 211; all matters shown on plat in Book 6050, page 434; Charter in Book 7829, page 703; Conveyance of Common Area in Instrument No. 20040608-0067841; and Easement in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of February, 2008.

GRANTOR(S):

TIMOTHY HENDRICKS

ANNA HENDRICKS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Timothy Hendricks and Anna Hendricks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of February, 2008.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$259,900.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of February, 2008.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 1-9-12