Davidson County DEEDWARR
Recvd: 03/24/08 11:00 2 pgs
Fees:13.00 Taxes:444.00
20080324-0028826

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008020116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$120,000.00**

Sworn to and subscribed before me this 14th day of March, 2008.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

x _____
Affiant

_____
Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Hargis 4013 University Avenue Old Hickory, TN 37138	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041	06308023800

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MM Properties, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Hargis and wife, Amanda L. Hargis**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2, BAY POINT ESTATES, as shown on plat of record in Instrument No. 20070607-0068362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. Description is the same as in prior deed of record.

Being part of the same property conveyed to MM Properties, LLC by Quitclaim Deed from Matthew B. Manson, an unmarried person, recorded on the 26th day of July, 2007 in Instrument No. 20070726-0088741, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plat of record in Instrument No. 20070607-0068362, in the Register's Office, Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **4013 University Avenue, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of March, 2008.

MM Properties, LLC

By: _____
Matthew B. Manson, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Matthew B. Manson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **MM PROPERTIES LLC**, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, this 14th day of March, 2008.

_____
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY