BILL GARRETT, Davidson County
Trans:T20090066532 DEEDWARR
Recvd: 09/30/09 12:13 2 pgs
Fees:13.00 Taxes:999.00
20090930-0090740

Prepared by:

Bobo, Hunt, White & Nance
202 Regions Bank Bldg.
Shelbyville, TN 37160

Information contained in this Deed was furnished by Grantors.

New Owners
Tax Responsibility:

Jeffrey Raymond Fargis, et ux --Owners
505 Schooner Cove
Hermitage, TN 37076

Map #98-9-0-A , Parcel #38
NC

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 of all of which is hereby acknowledged, we, THEODORE F. BERTUCA and wife, CONSTANCE A. BERTUCA, have this day bargained and sold and do hereby sell, transfer and convey unto JEFFREY RAYMOND FARGIS and wife, JENNIFER GALE FARGIS, their heirs and assigns, certain real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 125, on the plan of Lakeshore, Phase 3-B, of record in Plat Book 7900, page 677, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Theodore F. Bertuca and wife, Constance A. Bertuca, by deed from Laura E. Stovall and husband, Christopher A. Stovall, dated May 21, 1999, recorded May 24, 1999, of record in Deed Book 11491, page 160, Document No. 0590546, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7572, Page 669, Register's Office, Davidson Co., TN.

This conveyance is subject to any and all existing restrictions and easement of record, if any.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said JEFFREY RAYMOND FARGIS and wife, JENNIFER GALE FARGIS, their heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

LAW OFFICES
BOBO, HUNT,
WHITE & NANCE
SUITE 202
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

We further covenant and bind ourselves, our heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said JEFFREY RAYMOND FARGIS and wife, JENNIFER GALE FARGIS, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

Witness our signatures, this 30th day of September, 2009.

Theodore F. Bertuca

Theodore F. Bertuca

Constance A. Bertuca

Constance A. Bertuca

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named THEODORE F. BERTUCA and wife, CONSTANCE A. BERTUCA, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 30th day of September, 2009.

Judy Garrett

Notary Public

JUDY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My commission expires: 01/10/2012

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Theodore F. Bertuca

Affiant

Subscribed and sworn to before me this the 30th day of September, 2009.

Judy Garrett

Notary Public or Register

My commission expires: 01/10/2012

JUDY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
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