This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kimberly A. Brown
639 Harpeth Bend Dr.
Nashville, TN 37221

SEND TAX BILL TO:
Mortgagee

MAP **142-15**
GROUP
PARCEL **62.00**

MORTGAGEE:

none
SunTrust Mortgage, Inc.
5205 Maryland Way, Ste. 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/25/11 12:46 4 pgs
Fees:23.00 Taxes:521.70
20110325-0023136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gary K. Hargis, Sr. and wife, Pamela Cates-Hargis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does hereby transfer and convey unto **Kimberly A. Brown**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section 1, Harpeth Valley Park, of record in Plat Book 3600, page 93-94, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Gary K. Gargis, Sr., and wife Pamela Cates-Hargis, by deed from Margie E. Sloan, unmarried, of record in Instrument no. 20101013-0081872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **639 Harpeth Bend Drive, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **25th** day of **March, 2011.**

Gary K. Hargis Sr.

Gary K. Hargis, Sr.

Pamela Cates Hargis

Pamela Cates-Hargis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gary K. Hargis, Sr., and wife, Pamela Cates-Hargis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of March, 2011.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $141,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of March, 2011.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/20/2013

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

