WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $317,500.00 AFFIANT SUBSCRIBED AND SWORN TO BE ON THE 26 OF APRIL, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES 1-29-13

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03958 GLASSFORD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Donna Glassford	SunTrust Mortgage Inc.	117020C00800CC
614 Timber Lane	401 Commerce St., Suite 6100	
Nashville, TN 37215	Nashville, TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SUSAN HARGIS HASH, AND PHILIP D. HARGIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DONNA GLASSFORD , AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium apartment in Davidson County, Tennessee being known as Unit No. 8 and Carport designated 8A, Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Susan Hargis Hash, a one-half (1/2) undivided interest, and to Philip D. Hargis, a one-half (1/2) undivided interest by Administrator's Quitclaim Deed from the Estate of Paul A. Hargis dated December 30,2010 and recorded on the 6th day of January, 2011 in Instrument No. 20110106-0001980, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

(A) County of Davidson taxes for the year 2011 and thereafter, not yet due and payable. (B) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. (C) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 3600, Page(s) 78, Plat Book 3700, Pages 111-112 and Plat Book 3700, Page 50, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604). (D) Charter of Homeowners Association recorded in Book 8129, Page 118 and Book 8500, Page 717. (E) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing REGENCY PARK of record in Book 3815, Page 778, Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513 and Instrument Nos. 20031029-0159210 and 20050531-0060994; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. (F) Easement for Water Mains, recorded in Book 3943, Page 821 and Book 3953, Page 348. (G) Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4067, Page 947. (H) RePurchase and Option Agreement recorded in Book 3907, Page 839 and Book 4232, Page 396. (J) Property taxes for the current year.

This is improved property known as 614 Timber Lane, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it 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 set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

BILL GARRETT, Davidson County
Trans:T20110024662 DEEDWARR
Recvd: 04/27/11 11:09 3 pgs
Fees:18.00 Taxes:1174.75
20110427-0032167

Witness my hand on the 22 day of April, 2011.

Susan Hargis Hash

Susan Hargis Hash

STATE OF WV
COUNTY OF Cabell

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SUSAN HARGIS HASH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Huntington (city), WV (state), this 22 day of April, 2011.

My Commission Expires: March 17, 2020

OFFICIAL SEAL
JONATHAN SHYTLE
NOTARY PUBLIC
STATE OF WEST VIRGINIA
1955 Ninth Avenue
Huntington, WV 25703
My Commission Expires March 17, 2020

Witness my hand on the 28th day of April, 2011.

Philip D. Hargis

Philip D. Hargis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 25th day of April, 2011.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012