WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/11 14:45 3 pgs
Fees:18.00 Taxes:310.80
20110708-0052489

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2011

Notary Public:

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael D. Hargis	SunTrust Mortgage, Inc.	Parcel ID:
3343 Ezell Rd.	401 Commerce St., Ste. 3100	14803001200
Nashville, TN 37211	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Donna Messer, Executrix for The Estate of Francis Henry Evans

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael D. Hargis

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 4-A, on the Plan of Resubdivision of Lot 4, Luna Heights, Section One, of record in Plat Book 6200, Page 566, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Francis H. Evans and wife, Esther M. Evans by deed from Lonnie B. Ervin and wife, Grace L. Ervin, of record in Book 5611, Page 525, said Register's Office. The said Esther M. Evans died February 18, 2003, and the title is vested in Francis H. Evans as surviving tenant by the entirety. The said Francis H. Evans died testate on June 17, 2010, and the Estate was admitted to Probate as Probate No. 11P458 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Executrix of the Estate of Francis Henry Evans pursuant to the authority granted in the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 11P458.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 566, said Register's Office; (3) Easement to Metro of record in Book 6161, Page 239, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3343 Ezell Rd., Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 24th day of June, 2011.

The Estate of Francis Henry Evans

BY: Donna Messer Executrix
Donna Messer, Executrix

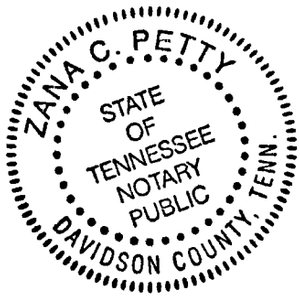
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Messer, Executrix for The Estate of Francis Henry Evans with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Executrix for The Estate of Francis Henry Evans and as such Executrix, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2011.

My Commission Expires: 9-9-14

Notary Public



I, Dawn D Chase 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.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).