WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan K. Fogle	Proficio Mortgage Ventures, LLC	142-13-0A-27.00
(NAME)	(NAME)	
7060 Northridge Drive	110 Hillcrest Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Orlando, FL 32801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert C. Hargis and wife, Lee F. Hargis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan K. Fogle, a single man, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Riverside, Phase 1B, a Planned Unit Development, of record in Book 6050, page 434, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert C. Hargis and wife, Lee F. Hargis, by Deed of record in Instrument Number 20080305-0022058, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Riverside of record in Book 6050, page 434, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7185, Page 619, Book 7405, Page 780, Book 8104, Page 211, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147, and Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee. Deed to Riverside HOA of record in Instrument No. 20040608-0067841, Instrument No. 20040608-0067842, and Instrument No. 20040608-0067844, Register's Office for Davidson County, Tennessee. Charter of Riverside HOA of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7060 Northridge Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20120092352 DEEDWARR
Recvd: 12/04/12 10:04 2 pgs
Fees:13.00 Taxes:939.80
20121204-0111252

Witness our hands this 30th day of November, 2012.

Robert C. Hargis

Lee F. 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 Robert C. Hargis and Lee F. Hargis, 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 30th day of November, 2012.

Commission expires:

Notary Public

