BILL GARRETT, Davidson County
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Fees:18.00 Taxes:878.75
20140326-0024773

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 3205
Box #26B
BMTE FILE 14647

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
W. R. Terry and Monica Terry 112 Acklen Park Drive, B-1 Nashville, TN 37203	New Owners	1030805700
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lynn Hargis a/k/a Donna Lynn Hargis and husband, Jon Hargis (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto W. R. Terry and wife, Monica Terry (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County Tennessee, being the Westerly 50 feet of the Northerly 154 feet lot No. 345 on the Plan of Richland Realty Company's West Lawn Subdivision, as of record in Plat Book 421, Page 32, Register's office for the said County and state, to which plan reference is made for a more complete description.

Being the same property conveyed to Lynn Hargis AKA Donna Lynn Hargis and Husband Jon Hargis by Quitclaim Deed from The Comberger Family Limited Partnership, (Lynn Hargis as general partner), recorded on the 18th day of June, 2007 in Instrument No. 20070618-0072584, in the Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 4407 Murphy Road, Nashville, Tennessee 37209.

This conveyance is subject to the following:

1. Real property taxes for the year of 2014 for Davidson County, Tennessee which have been assumed by the Grantees.
2. Any and all matters shown on the plat of Richland Realty Co's West Lawn Subdivision, as recorded in Plat Book 421, page 32, said Register's Office.
3. Any and all matters appearing on the Covenants, Conditions, and Restrictions as recorded in Book 1943, page 443 and Book 1975, page 13, said Register's Office.

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater,)
(for this transfer is $237,500.00)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 19th day of March, 2014.)
( )
(Notary Public)
(My commission expires: 1-24-15

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the property described herein to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of March, 2014.

Lynn Hargis a/k/a Donna Lynn Hargis

Jon Hargis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 19th day of March, in the year 2014, before me the undersigned, personally appeared Lynn Hargis a/k/a Donna Lynn Hargis and husband Jon Hargis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name are subscribed to this instrument, and acknowledged that they executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument for the purposes described therein.

Notary Public

My Commission Expires: 1-24-15

VICKY M. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY