Davidson County DEEDWARR
Recvd: 03/04/16 14:23 2 pgs
Fees:13.00 Taxes:662.30
20160304-0021048

WARRANTY DEED

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tin Roof Properties, LLC	New Owner	147 02 0 183.00
(NAME) 934 Fatherland St	(NAME) SAME	
(ADDRESS) Nashville TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Nine Thousand And No/100 Dollars ($179,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Paul M. Hargis, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tin Roof Properties, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 in the Plan of Battery Crest, Section 2, of record in Book 2900, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Eugene Hargis by Special Warranty Deed from Deutsche Bank National Trust Company, As Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass-Through, In Trust For The Registered Holders Certificates, Series 2003-AR3 dated July 27, 2010 and recorded October 14, 2010 as Instrument No. 20101014-0082116, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Paul M. Hargis, unmarried by Deed of Conveyance from Eugene Hargis, married dated April 9, 2012 and recorded April 16, 2012 as Instrument No. 20120416-0032096, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-161120SSO

This is improved property, known as 505 Harding Place, 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 Grantee, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, 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.

Witness my hand this 2 day of March, 2016.

Paul M. Hargis

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul M. Hargis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 of March, 2016.

Notary Public

My Commission Expires:

(SEAL)

TERESA AMZIBEL
MY COMMISSION #FF940259
EXPIRES: JAN 25, 2020
Bonded through 1st State Insurance

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: FRN-161120SSO