BILL GARRETT, Davidson County
Trans:T20160109963 DEEDWARR
Recvd: 12/14/16 14:32 2 pgs
Fees:13.00 Taxes:2090.50
20161214-0131248

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James Leroy Hagar
7913 Meadow View Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
~~**Mortgagee**~~ New owner

MORTGAGEE:
BancorpSouth Bank
P.O. Box 4360
Tupelo, MS 38803-4360

MAP **156-10**
GROUP
PARCEL **020.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gary K. Hargis, Jr. and wife, Carrie Bayuzick Hargis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James Leroy Hagar and Amelia Horne Hagar, husband and wife**, 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:

Land in Davidson County, Tennessee, and partially in Williamson County, Tennessee, being Lot No. 24 on the Plan of Harpeth River Estates, Section One, as shown by plat and survey of record in Plat Book 4460, page 188, Register's Office, Davidson County, Tennessee and partially in Williamson County, Tennessee, of record in Book 3576, page 206, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary K. Hargis, Jr. and wife, Carrie Bayuzick Hargis by deed from William U. Smith and Walter Ratterman, Jr. of record in Instrument no. 20050329-0033143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **7913 Meadow View Drive, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **9th** day of **December, 2016.**

Gary K. Hargis, Jr.

Carrie Bayuzick Hargis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gary K. Hargis, Jr. and wife, Carrie Bayuzick Hargis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of December, 2016.

Mary Jo Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $565,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of December, 2016.

NOTARY PUBLIC
MCE: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY