LL# 6304

WARRANTY DEED

B-MC-02-5090

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Jeremy P. Pharr
Affiant

Subscribed and sworn to before me, this [illegible]

Notary Public

MY COMMISSION EXPIRES: 02-09-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua S. Pharr	Joshua S. Pharr (NAME)	
509 Cody Hill Court (ADDRESS)	509 Cody Hill Ct (ADDRESS)	172-12-O-B-204.00CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS RUBEL SHELLY, JR. AND WIFE, HOLLY KING SHELLY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOSHUA S. PHARR AND JEREMY P. PHARR, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Bradford Hills, Section Eleven, of record in Book 7900, Page 6, and amended in Book 7900, Page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Rubel Shelly, Jr. and wife, Holly King Shelly by Deed as shown of record in Book 10099, page 807, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record including those listed in Book 8069, Page 170, Book 8885, Page 519 and Book 9055, Page 826; Book 8154, Page 304; Book 8071, Page 520; Book 8070, page 531; Book 8377, page 769; Book 8377, page 808, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 509 Cody Hill Court, Nashville, Tennessee 37211
(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.

Witness my/our hand(s) this 18th day of June, 2002.

Thomas Rubel Shelly, Jr.

Holly King Shelly

Davidson County DEEDWARR
Recvd: 07/01/02 10:50 2pgs
Fees:13.00 Taxes:684.13

20020701-0078642

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Thomas Rubel Shelly, Jr. and wife, Holly King Shelly, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2002.

My Commission Expires:

9-28-2002

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 28, 2002

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 19th day of June, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903