WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GEORGE F. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

My Commission Expires MAY 8, 2012

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29698
(Davidson County File Box 9-B)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Gyauch	Freeman Webb Mtg. Corp.	
(NAME)	(NAME)	118-10-0-144
3450 Crestridge Drive	3810 Bedford Ave. #300	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37215	
(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, Brian Kent Pharoah, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Lewis and Denise Gyauch, 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, being Lot(s) 86 & 87, as shown on the map entitled Plan of Pleasant Valley, of record as Plat Book 1424, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lots 86 and 87 front together 90.22 feet on the northerly margin of Crestridge Drive and run back 226.6 feet on the easterly line, and 168.6 feet on the westerly line, to a broken line in the rear, measuring 319.1 feet thereon.

Being the same property conveyed to BRIAN KENT PHARAOH and wife, MEREDITH N. PHARAOH, by deed from JASON LEE MALONE and wife, KERRICK MALONE, of record as Instrument No. 20041201-0142940, dated November 12, 2004, said Register's Office. Being further conveyed to BRIAN KENT PHARAOH by deed from MEREDITH N. PHARAOH, of record as Instrument No. 20071005-0119427, dated October 4, 2007, said Register's Office.

This conveyance is subject to: 2010 property taxes which are a lien on the property , but not yet due and payable; all matters appearing on the map entitled Plan of Pleasant Valley, of record as Plat Book 1424, page 63, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3450 Crestridge Drive, Nashville, TN 37205

(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:T20100059914 DEEDWARR
Recvd: 09/23/10 10:19 2 pgs
Fees:13.00 Taxes:1258.00

20100923-0075663

Witness our hands this 22nd day of September, 2010.

Brian Kent Pharaoh
By: Paul F. Soper, attorney-in-fact

Brian Kent Pharaoh
By: Paul F. Soper, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Brian Kent Pharaoh, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Brian Kent Pharaoh.

Witness my hand and official seal at Office, this 22ND day of September, 2010

Notary Public

My Commission Expires: 9/3/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.