THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110032898 DEEDWARR
Recvd: 06/02/11 13:20 2 pgs
Fees:13.00 Taxes:736.30
20110602-0042241

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***199,000.00.

Mary Ellen Pethel
Affiant

Subscribed and sworn to before me this 1st day of June, 2011.

Notary Public

My Commission Expires: 8. 20. 13

ADDRESS OF NEW OWNER

Brittany L. Pharr
348 Chamberlin Street
Nashville, Tennessee 37209

SEND TAX BILLS TO

WATERSTONE MORTGAGE
1133 QUAIL CT
PEWAUKEE, WI 53072

MAP & PARCEL NOS.

MAP 092-13-0
PARCEL 302.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Nine Thousand and 00/100 Dollars ($***199,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Mary Ellen Pethel, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brittany L. Pharr, unmarried, and Brett L. Pharr, married, as joint tenants with common law rights of survivorship, (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:

BEING Lot No. 2, Block 26, on the Plan of Subdivision of Plummer Place, as of record in Book 161, page 39, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Mary Ellen Pethel, a single woman, by Warranty Deed dated June 15, 2007, from Vanessa Batts, a single woman, of record as Instrument No. 20070619-0073291 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 348 Chamberlin Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Subdivision of Plummer Place, Block 26, of record in Book 161, page 39, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

1st IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the day of June, 2011.

Mary Ellen Pethel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ellen Pethel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2011.

Notary Public

My Commission Expires: 8.29.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY