Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0300JF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,500.00.**

Glenna V. Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of June, 2012.

Notary Public
Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Michiel L. Pharris	Michiel L. Pharris	Map 042-16-0
104 Donna Drive	104 Donna Drive	
Madison, TN 37115	Madison, TN 37115	Parcel 231.00

WARRANTY DEED

FOR AND IN 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, I,

Glenna V. Foster

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michiel L. Pharris and Jane C. Pharris, 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:

SEE EXHIBIT "A" Attached hereto and made a part hereof

Being the same property conveyed to Frank B. Foster and Glenna V. Foster, husband and wife from Marie H. Thompson by deed dated 08/31/2000 filed for record on 09/05/2000 in Instrument No. 20000905-0087141, in the Register's Office for Davidson County Tennessee. The said Frank B. Foster having since died September 16, 2004, leaving Glenna V. Foster as sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **104 Donna Drive Madison, TN 37115**

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 I do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 06/05/12 16:12 3 pgs
Fees:18.00 Taxes:627.15
20120605-0049102

Witness my hand this 14th day of June, 2012.

Glenna V. Foster

Glenna V. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Glenna V. Foster**, 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 at Nashville, Tennessee this 14th day of June, 2012

Notary Public
Commission Expiration: 4/20/15

GLENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commitment No. 12-0300JF

EXHIBIT "A"

Being the westerly part of Lot No. 3, on the Plan of the Resubdivision of Lots 3 and 4 of Blair Heights, Section 5, of record in Book 5210, Page 355, Registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Beginning at the northeasterly corner of old Lot No. 3 and the northwesterly corner of old Lot No. 4 (as shown on plat of record in Book 2330, page 55), said beginning point being the northeasterly corner of this parcel, thence North 83 degrees 10' 23" West 119.7 feet along the northerly line of old Lot No. 3 to an iron pin (said pin being located in the northwesterly corner of this parcel); thence South 4 degrees 54' 37" West 150 feet along the westerly line of old Lot No. 3 to a point; thence easterly 116.23 feet to a point in the original lot line dividing old Lot No. 3 and old Lot No. 4; thence northerly along said lot line to the point of beginning, said parcel being adjacent to and immediately north of the present Lot No. 2. Being part of the same property conveyed to Louis E. Mount, Jr. and wife, Thelma W. Mount, by deed of record in Book 2641, page 379, Register's Office for said County.

Being the same property conveyed to Frank B. Foster and Glenna V. Foster, husband and wife from Marie H. Thompson by deed dated 08/31/2000 and filed for record on 09/05/2000 in Instrument No. 20000905-0087141, Register's Office for Davidson County, Tennessee. The said Frank B. Foster having died September 16, 2004, leaving Glenna V. Foster as sole tenant by the entirety.

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.