BILL GARRETT, Davidson County
Trans:T20130009621 DEEDWARR
Recvd: 02/04/13 15:50 3 pgs
Fees:18.00 Taxes:321.90
20130204-0011566

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217, 7149 Nolensville Road, Ste 3A
Nolensville, TN 37135
615-776-7461

#1027

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jannie C. Williams and Lisa R. Carter	(NEW OWNERS)	Map 103-01-0-
305 Avery Court		Parcel 036.00
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James W. Pharris, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jannie C. Williams, unmarried and Lisa R. Carter, unmarried,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is not the personal, marital or primary residence of Grantors, spouse and/or any dependents.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2013 Taxes for Davidson County, a lien not yet due and payable and assumed by Grantees.**
2. **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5559, page 545, said Register's Office. .**
3. **Any and all matters according to a survey of John Kohl and Company, P.C. Tennessee Land Surveyor 100 dated January 15, 1987.**

This is improved property commonly known as **6111 Cowden Avenue, Nashville, TN 37209.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $87,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2013

Notary public:

My Commission Expires: 01/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of January, 2013.

James W. Pharris

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Pharris**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 31st day of January, 2013.

Notary Public
My Commission Expires: 01/13/2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northwesterly portions of Lots 7 and 8 on the survey of John B. Cowden, Subdivision No. 2 dated February 18, 1946, not of record and being described according to a survey of John Kohl and Company, P.C., Tennessee Land Surveyor 100, dated January 15, 1987 as follows:

BEGINNING as a point in the southeasterly margin of an unnamed alley, said point being 200 feet from the southwesterly margin of Marcia Avenue, formerly Cowden Street, and being the northeasterly corner of Lot no. 8 on said unrecorded plan; thence south 31 degrees 53 minutes 47 seconds east 127.4 feet to a point, said point being the southeasterly corner of said property; thence south 50 degrees 20 minutes 34 seconds west 99.75 feet to a point, said point being the northeasterly corner of the Clarence Field property; thence with fields northeasterly line north 32 degrees 47 minutes 24 seconds west 139 feet to a point in the southeasterly margin of said unnamed alley; thence, with said southeasterly margin of said alley north 52 degrees 26 minutes 22 seconds east 99.03 feet to the point of beginning.

Being part of the same property conveyed to James W. Pharris, a Widow by Executor's Quitclaim Deed from James W. Pharris, Executor of the Estate of Margaret Scott Pharris (aka Margaret S. Pharris) of record in Instrument No. 20081201-0116220 and corrected in Instrument No. 20090107-0001728, said Register's Office.