ORIGINAL

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Crystal R. Harwell<br>636 Topeka Drive<br>Hermitage, TN 37076 | Same | 04304002000 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Estate of Shirley Pharris, deceased, by Richard S. Pharris, Executor, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does hereby transfer and convey unto CRYSTAL R. HARWELL, an unmarried woman, hereinafter referred to as the "GRANTEE", her 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 No 222 on the Plan of Tulip Grove Subdivision, Section IV, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 222 fronts 89 feet on the Southerly margin of Topeka Drive and extends back between two lines, 140.34 feet on the westerly line and 140.32 feet on the easterly line to a line in the rear measuring 89 feet thereon.**

**Being the same property conveyed to Richard D. Pharris and wife Shirley J. Pharris by deed from Everette R. Martin and wife Elizabeth L. Martin by deed dated January 29, 1979, in Book 5390 Page 750, Register's Office for Davidson County, Tennessee. Upon information and belief, Richard D. Pharris died on March 2, 1983, at which time the said property became vested in Shirley J. Pharris as the surviving tenant by the entirety. Shirley J. Pharris died testate on December 2, 2012. Her Last Will & Testament was admitted to probate in the 7th Circuit Court for Davidson County, Tennessee, on December 13, 2013, and Richard S. Pharris was appointed Executor of the said Estate and Letters Testamentary were issued to him on the same date.**

**The mailing address for the said property is 636 Topeka Drive, Hermitage, TN. 37076**

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

BILL GARRETT, Davidson County
Trans:T20130021003 DEEDWARR
Recvd: 03/14/13 13:26 2 pgs
Fees:13.00 Taxes:432.90
20130314-0025578

And, the GRANTOR, covenants with the said GRANTEE, that the Estate of Shirley Pharris is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the taxable year 2013, which are a lien, but not yet due and payable. The said Real Property taxes have been pro-rated and will be paid in full by the Grantee when due.

And, the GRANTOR, further covenants and binds itself, its heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS" "GRANTEES"

ESTATE OF SHIRLEY PHARRIS, DECEASED
Shirley T. Pharris by
Richard S. Pharris, Ex
RICHARD S. PHARRIS, EXECUTOR

Crystal Harwell
CRYSTAL R. HARWELL, UNMARRIED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD S. PHARRIS, EXECUTOR of the Estate of Shirley Pharris, Deceased, and CRYSTAL R. HARWELL, an unmarried woman, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
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 $117,000.00.

Crystal Harwell
Affiant

Sworn to and subscribed before me, this the 14th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY