Davidson County DEEDWARR Recvd: 09/03/13 10:38 3 pgs Fees:18.00 Taxes:434.75 **20130903-0092276**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $117,500.00. Affiant Subscribed and sworn to before me, this the 30th day of August, 2013. Notary Public My commission expires: 6-26-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Denise Carmella Costanza	Suntrust Mortgage, Inc	**03000011900**
5366 Simpkins Road	RVW 5093 1001 Semmes Ave	
Whites Creek, TN 37189	Richmond, Virginia 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James W. Pharris, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Denise Carmella Costanza, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1

A tract of land in Davidson County, Tennessee, described according to a land survey by Harold F. Morris, Tennessee Land Surveyor No. 223, dated August 25, 1972, as follows:

Beginning at a point in the northeast margin of Simpkins road, thence north 40° 46' west 117 feet; thence north 59° 46' west 158 feet; thence north 51° 28' 48" east 1,144.76 feet; thence south 75° 15' east 90.42 feet; thence southeast 0° 15' east 181.40 feet; thence south 48° 43' 33" west 1,025.96 feet to the point of beginning, bounded on the northwest by England and on the southwest by Johnson, containing 6.8 acres, more or less.

Being a portion of the same property conveyed to James W. Pharris, a Widower by Deed from James W. Pharris, Executor of the Estate of Margaret Scott Pharris of record at Instrument No. 20081201-0116220, Register's Office for Davidson County, Tennessee, dated 11-26-2008 and recorded on 12-1-2008 and corrected by Deed of Correction of record in Instrument No. 20090107-0001728. This being the same property conveyed to Margaret Ann Scott by Deed from James R. Camp, III and wife, Susan Camp of record in Book 4952, Page 443, dated 9/15/1975 recorded on 9/19/1975.

The said Margaret having since died 4/16/2008, Docket # 08P-1321and by her Last Will and Testament appointed James W. Pharris as Executor of her estate.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 5366 Simpkins Road, Whites Creek, TN 37189.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF August 30, 2013:

James W. Pharris

James W. Pharris

Josie Pharris

Josie Pharris **

**Spouse joins in this instrument for the purpose of conveying any and all marital interest in said property.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

RAR

AND JOSIE PHARRIS

Personally appeared before me, a Notary Public of said County and State, James W. Pharris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30th day of August, 2013.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 30th day of August, 2013.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 30th day of August, 2013.

My Commission Expires:_____

_____
Notary Public

True Copy Certification

I, Cheryl Dillon, 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 Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY