BILL GARRETT, Davidson County
Trans:T20130094067 DEEDWARR
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Fees:13.00 Taxes:217.28

20131104-0114226

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217, Nolensville, TN 37135

#1100

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jannie C. Williams	(NEW OWNER)	Map 107-14-0-
305 Avery Court		Parcel 067.00
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, 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,** (The "Grantee"), her heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 158, on the Plan of Miro Meadows, of record in Book 1424, pages 94 and 95, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to James W. Pharris, a Widow by Executor's Quitclaim Deed dated November 26th, 2008 from James W. Pharris, Executor of The Estate of Margaret Scott Pharris and deed of correction of record in Instrument Nos. 20081201-0116220 and 20090107-0001728, said Register's Office.

This is the same legal description used in the previous deed of record.

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

This conveyance is subject to the following:

1. **2014 Taxes, not yet due and payable.**
2. **Any and all matters of record in Plat Book 1424, pages 94 and 95, said Register's Office.**

This is improved property commonly known as **921 Kipling Drive, Nashville, TN 37217.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 58,723.59.

Jannie C. Williams
Affiant

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

Notary public:
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

And Grantor does covenant with the said Grantee 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 Grantee, her 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 October, 2013.

James W. Pharris
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 **SHE** executed the within instrument.

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

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY