Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $77,815.00

Rachelle Caudill
Affiant

BILL GARRETT, Davidson County
Trans:T20140059399 DEEDWARR
Recvd: 08/13/14 10:17 2 pgs
Fees:13.00 Taxes:287.92
20140813-0073066

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 8th day of August, 2014.

Notary Public
My commission expires: 04/17/16

05-1407-66328

Address of New Owner:	Send Tax Bills to:	Tax Information
Rodney Grinstead	Wells Fargo Bank N.A.	060-13-0-187.00
2711/2713 Old Matthews Road	2701 Wells Fargo Way	
Nashville TN 37207	Minneapolis, MN 55408-0002	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James W. Pharris, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rodney Grinstead, an unmarried man, hereinafter called the Grantees, their successors 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. 24, on the Plan of Matthews Square, of record in Book 6250, Page 337, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret S. Pharris by deed from Dr. Harold Thompson and wife, Suzanne Thompson, dated October 20, 2000, recorded October 24, 2000, of record in Instrument No. 20001024-0105518, Register's Office for Davidson County, Tennessee. The said Margaret S. Pharris having since died testate on or about April 16, 2008 and by her Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, Docket No. 08P-1321, of record in Instrument No. 20090619-0057432, said Register's Office, devised subject property to James W. Pharris, devisee under the Last Will and Testament of Margaret S. Pharris, deceased.

Further being part of the same property conveyed to James W. Pharris, a widower by Executor's Quitclaim Deed from James W. Pharris, Executor of the Estate of Margaret Scott Pharris, dated November 26, 2008, recorded December 1, 2008, of record in Instrument No. 20081201-0116220, as corrected by Deed of Correction conveying subject property from James W. Pharris, Executor of the Estate of Margaret Scott Pharris to James W. Pharris, dated January 7, 2009, recorded January 7, 2009, of record in Instrument No. 20090107-0001728, and as corrected by Scrivener's Affidavit of record in Instrument No. 20131107-0115649, Register's Office for Davidson County, Tennessee.

Subject property is neither the principal residence of Grantor nor his spouse, or an dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2711/2713 Old Matthews Road, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 8th day of August, 2014.

James W. Pharris

James W. Pharris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, 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 for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of August, 2014.

Hutch Henderson
State of Tennessee at Large



My Commission expires 04/17/16