Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
J. Terry Hunter 411 Woodmont Hall Place Nashville, TN 37205	Same as New Owner	Map:116-08 Parcel:184.00
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 1700 UBS Tower 315 Deaderick Street, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Carolyn S. Pharris** ("Grantor") has bargained and sold, and hereby transfers and conveys to **J. Terry Hunter** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat to Remove Reserve Status on Reserve Parcel, Resubdivision of Lot 1 on the Resubdivision of Lots 123 & 124on the Plan of Kenner Manor, Section 2, Plat Book 4715, page 23, R.O.D.C., TN, as of record in Instrument No. 20121129-00109527, Register's Office for Davidson County, Tennessee, to which plats reference are hereby made for a more complete description thereof.
>
> Being the same property conveyed to Larry G. Pharris and wife, Carolyn S. Pharris by deed dated May 20, 1974 from Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday, as of record in Book 4817, page 354, Register's Office for Davidson County, Tennessee. Further, Larry G. Pharris conveyed his interest in property to Carolyn S. Pharris pursuant to that certain marital separation and property settlement agreement, by quitclaim deed dated July 29, 1985 as of record in Book 6618, page 836, said Register's Office.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including but not limited to those restrictions of record in the Register's Office for Davidson, Tennessee; all matters as shown on subdivision plan of record in Book 4715, page 23 and in Instrument No. 20121129-0109527, Register's Office for Davidson County, Tennessee; 2014 County Taxes are prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons.

This is unimproved property, known as 1008 Clearview Drive, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20140069151 DEEDWARR
Recvd: 09/16/14 12:46 2 pgs
Fees:13.00 Taxes:925.00
20140916-0084823

EXECUTED this 15th day of September, 2014.

Carolyn S. Pharris

Carolyn S. Pharris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Carolyn S. Pharris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2014.

Notary Public
My Commission Expires:

(SEAL)

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of September, 2014.

NOTARY PUBLIC

My Commission Expires:

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016