BILL GARRETT, Davidson County
Trans:T20160064920 DEEDWARR
Recvd: 07/28/16 10:16 2 pgs
Fees:13.00 Taxes:629.00

20160728-0077698

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Michiel L. Pharris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michiel L. Pharris	Michiel L. Pharris	Parcel ID:
405 Menees Lane	405 Menees Lane	06300008700
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

M.R. Finley, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michiel L. Pharris and wife, Jane C. Pharris

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a 5.108, more or less, acre tract of land lying in the 9th Councilmanic District of Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Mary A. Taylor in Book 2861, Page 38, Register's Office of Davidson County, Tennessee. Said property further described according to a survey by James Terry & Associates, dated 6/15/10.

Beginning at a point on the easterly line of the Cedar Lane Est. property as of record in Instrument 20011212-136994, Register's Office of Davidson County, Tennessee, and the westerly line of the Metropolitan Government property as of record in Instrument 20090625-59321, Register's Office of Davidson County, Tennessee; said point further described as being south 15 degrees, 40 minutes 31 seconds, west a distance of 483.58 feet from the southerly margin of Menees Lane; thence leaving the said line of Cedar Lane Est. and running with the line of the said Metropolitan Government property as follows: south 88 degrees, 35 minutes, 31 seconds east a distance of 404.92 feet to a point; thence south 04 degrees, 17 minutes, 39 seconds east a distance of 293.75 feet to a point; thence south 28 degrees, 39 minutes, 22 seconds west a distance of 287.50 feet to a point; thence north 63 degrees 21 minutes 15 seconds west a distance of 491.79 feet to an existing iron rod lying at the southeast corner of the Burton Snider property as of record in Instrument 20010417-37644, Register's Office of Davidson County, Tennessee; thence leaving the said line of the Metropolitan Government property and running with the easterly line of the said Burton Snider property north 25 degrees 45 minutes 23 seconds east a distance of 312.08 feet to an existing iron rod; thence running with the said line of Snider and Cedar Lane Est. north 15 degrees 40 minutes 31 seconds east a distance of 55.60 feet to the point of beginning, containing 5.108, more or less, acres.

Also included, is a 50 foot ingress, egress and utility easement for access to a 5.108 (more or less) acre tract. Said easement more particularly described as follows: beginning at a point lying on the southerly margin of Menees Lane, said point further described as lying north 81 degrees 33 minutes 31 seconds west a distance of 91.48 feet from the northwest corner of the Timothy Samples property as of record in Book 8803, Page 469, Register's Office for Davidson County, Tennessee; thence leaving the said margin of Menees Lane and running as follows: South 11 degrees, 11 minutes 22 seconds east a distance of 96.45 feet to a point; thence south 18 degrees 26 minutes 48 seconds east a distance of 106.71 feet to a point; thence south 05 degrees 37 minutes 17 seconds east a distance of 48.21 feet to a point; thence south 23 degrees 32 minutes 48 seconds west a distance of 52.86 feet to a point; thence south 35 degrees 42 minutes 04 seconds west a distance of 166.48 feet to a point lying on the northerly line of a 5.108, more or less, acre tract; thence running with said northerly line north 88 degrees, 35 minutes 31 seconds west a distance of 60.80 feet to a point; thence leaving said northerly line and running as follows; north 35 degrees 42 minutes 04 seconds east a distance of 193.69 feet to a point; thence north 23 degrees 32 minutes 48 seconds east a distance of 34.53 feet to a point; thence north 05 degrees 37 minutes 17 seconds west a distance of 29.58 feet to a point; thence north 18 degrees 26 minutes 48 seconds west a distance of 104.24 feet to a point; thence north 11 degrees 11 minutes 22 seconds west a distance of 117.48 feet to a point lying on the said southerly margin of Menees Lane; thence running with the said margin a distance of 53.07 feet to the point of beginning.

Also included, is a 20 foot ingress and egress to serve an existing well by the remaining property of Mary Taylor (5.108 acre tract). Beginning at a point lying on the easterly line of Mary Taylor property (5.108, more or less) acre tract; said point further described as lying north 28 degrees 39 minutes 22 seconds east a distance of 167.20 feet from said 5.108 acre tract's southeast corner; thence leaving said easterly line and running as follows: south 88 degrees 08 minutes east a distance of 126 feet to a point; thence north 1 degrees 52 minutes east a distance of 20 feet to a point; thence north 88 degrees, 08 minutes west a

distance of 105 feet to the said easterly line of the 5.108 acre tract.

BEING the same property conveyed to M.R. Finley by deed from Mary Finley, Executrix, of record in Instrument 20110309-0018856, dated March 3, 2011, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; and (2) Utility and Well Easement of record in Instrument 20090625-0059321; Right of Way Easement of record in Book 2535, Page 298 and Flowage Easement of record in Book 2203, Page 299, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 0 Menees Lane, Madison, TN 37115

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 27th day of July, 2016.

M.R. Finley

M.R. Finley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M.R. Finley, 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 and official seal at Nashville, Tennessee, this 27th day of July, 2016.

My Commission Expires: 2.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.