Bill Garrett Davidson County
Batch# 62696 DEEDWARR
02/27/2018 10:48:58 AM 2 pgs
Fees: $13.00 Taxes: $721.13
20180227-0018276

18-CD-036

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Leslie McCollum
Affiant

Subscribed and sworn to before me, this 22ND DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 21, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Pharris and Jessica Pharris, husband and wife, as joint tenants	Geneva Financial LLC (NAME)	015-00-0-094.01
2624 Union Hill Road (ADDRESS)	1018 E. Guadalupe Rd (ADDRESS)	015-00-0-094.01
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Tempe AZ 85283 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeremy S. Barber, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard Pharris and Jessica Pharris, husband and wife, as joint tenants, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY C. J. CARNEY, SURVEYOR, APRIL 6, 1960, AS FOLLOWS:

BEGINNING AT A POINT IN UNION HILL ROAD SOUTH 15 DEG. 30' WEST 530 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO O. B. GOODWIN AND WIFE, BY DEED FROM S. H. GOODWIN AND WIFE, OF RECORD IN BOOK 1755, PAGE 491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SAID ROAD SOUTH 15 DEG. 30' WEST 102.5 FEET; THENCE NORTHWESTWARDLY 317 FEET; THENCE NORTH 47 DEG. EAST 105.5 FEET; THENCE SOUTHWESTWARDLY 260 FEET TO THE BEGINNING, CONTAINING 0.66 ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEREMY S. BARBER, UNMARRIED, BY WARRANTY DEED FROM INGLEWOOD CONSULTANTS, LLC, OF RECORD IN INSTRUMENT NO. 20040622-0073837, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALLISON BARBER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2624 Union Hill Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 22nd day of February, 2018.

WARRANTY DEED
(Continued)

Jeremy S. Barber

Allison Barber

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy S. Barber and Allison Barber, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2018.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072