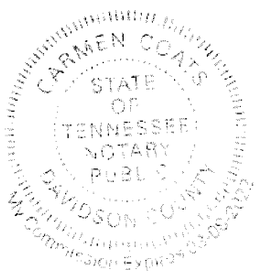
Karen Johnson Davidson County
Batch# 427462 DEEDWARR
06/29/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,230.18
20200629-0069834

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $602,750.00.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0420

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anders Beck	First National Bank of Middle Tennessee	Map: 06300029100
(NAME) 405 Menees Lane	(NAME) 1608 Williams Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS ($602,750.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHIEL L. PHARRIS AND WIFE, JANE C. PHARRIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDERS BECK, A SINGLE MAN,

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 Lot No. 1, on the Minor Final Plat, Resubdivision Taylor's Peelers Park 2 Lot Plat, of record in Instrument 20200131-0011600, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Michiel L. Pharris and wife, Jane C. Pharris, by deed from M.R. Finley, unmarried, of record in Instrument No. 20160728-0077698, dated July 27, 2016, Register's Office for said County. See also Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, to Michiel L. Pharris and Jane C. Pharris, husband and wife, of record in Instrument No. 20130628-0066641, dated May 30, 2013, said Register's Office.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20200131-0011600, said Register's Office; (3) Flowage Easement of record in Book 2203, Page 299, Register's Office for said County; (4) Right of Way Easement of record in Book 2535, Page 298, Register's Office for said County; (5) Ingress and Egress Easement of record in Instrument 20110309-0018856 and Instrument 20130628-0066641, said Register's Office; (6) Ingress, Egress, and Utility Easement of record in Instrument 20090625-0059321, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 405 Menees Lane, Madison, TN 37115
(House No.) (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 our hands this 25th day of June, 2020.

Michiel L. Pharris

Jane C. Pharris

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 Michiel L. Pharris and Jane C. Pharris, 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 this, 25th day of June, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022