WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 2-9-06

(AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda J. Rogers	Amanda J. Rogers	150-04-0-67
(NAME)	(NAME)	
3537 Shakertown Road	3537 Shakertown Road	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/20/04 10:35 2pgs
Fees:13.00 Taxes:499.13

20041020-0126063

FOR AND 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, David F. Short and wife, Vickie L. Short, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda J. Rogers, unmarried, and Tonya S. Goldsberry, unmarried, as joint tenants with rights of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of The Country, Section 7-B of record in Plat Book 6250, page 505, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David R. Short and wife, Vickie L. Short, by deed of record in Book 9984, Page 434, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Vickie L. Short by T. Holland McKinnie as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~*~~ _____, in the Register's Office for Davidson County, Tennessee.

*20041020012606 2

unimproved ☐

This is improved ☒ property, known as 3537 Shakertown Road, Antioch, TN 37013

(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 our hands this 14th day of October, 2004.

David R. Short

David R. Short

Vickie L. Short by T. Holland McKinnie, attorney in fact

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 David R. Short with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2004.

Commission expires: May 28, 2006

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of October, 2004, before me personally appeared T. Holland McKinnie, the person who executed the foregoing instrument on behalf of Vickie L. Short and who acknowledged that she executed the same as the free act and deed of the said Vickie L. Short, through Power of Attorney granted he by the said Vickie L. Short.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2004.

Commission expires: May 28, 2006

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

Notary Public