WARRANTY DEED

Carmen Coats State of Tennessee Notary Public Davidson County

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$73,500.00**

K. McCord
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: My Commission Expires 3-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Short	Rick Short	059-0-057.00
(NAME)	(NAME)	
2537/39 Highland Trace	2537/39 Highland Trace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37064	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/02/05 16:22 2 pgs
Fees:13.00 Taxes:271.95
20050802-0090570

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, Roy D. Stamps, and wife Karen K. Stamps, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rick Short, 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.84 on the plan of **Highland Trace,** Section 2, as of record in Plat Book 5200, page 616, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Roy D. Stamps, and wife Karen K. Stamps by Jack F. Kemp, Secretary of Housing and Urban Development Deed dated January 26, 1990, filed of record on January 10, 1990 in Book 8036, Page 497 in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 5200, page 616, Register's Office for Davidson County, Tennessee.

b) Restrictions of record in Book 6143, page 781, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2537/39 Highland Trace, Nashville, TN
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 29th day of July, 2005.

Roy D. Stamps

Karen K. Stamps

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Roy D. Stamps, and wife Karen K. Stamps, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 29TH day of JULY, 2005.

Commission expires:

My Commission Expires 3-21-09

Carmen Coats

Notary Public

