File No. 60426

WARRANTY DEED

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Nathalie G Peeler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph D. Peeler Jr.	Same as new owner	150 03 0 297.00
(NAME) 3909 Hillshire Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Linda Short and husband, James W. Short, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph D. Peeler Jr. and wife, Nathalie G. Peeler, 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. 608 on the Plan of Kensington of Priest Lake, Section Two, as of record in Book 6250, Page 593, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Linda Short, married and husband, James W. Short by deed from Leland D. Cheney and wife, Sally P. Cheney dated February 26, 1999 and filed for record on March 11, 1999 in Book 11380, Page 70, in the Register's Office for Davidson County, Tennessee. James W. Short and Jim Short being one and the same person.

Subject to restrictions of record in Book 6225, page 369, Book 6386, Page 65 and Book 6632, Page 820, said Register's Office.

Linda Short executed this instrument on behalf of James W. Short pursuant to a Power of Attorney of record in Instrument No. 20060613-0070045, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3909 Hillshire Drive, 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 9th day of June, 2006.

Linda Short
Linda Short

James W. Short
James W. Short

By: Linda Short
Linda Short, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 06/13/06 09:44 2 pgs
Fees:13.00 Taxes:688.20

20060613-0070046

File No. 60426
STATE OF TENNESSEE

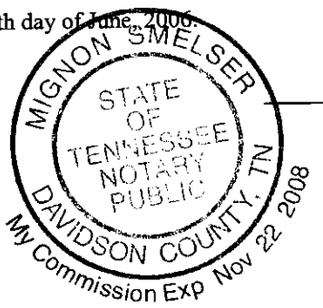
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Short, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2006.

Commission expires:

11-22-08



Notary Public

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Short with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of James W. Short as his Attorney in Fact as the free act and deed of the within named James W. Short.

Witness my hand and official seal this 9th day of June, 2006.

Commission expires:

11-22-08



Notary Public