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Davidson County DEEDWARR
Recvd: 12/13/07 14:55 3 pgs
Fees:18.00 Taxes:356.48
20071213-0143723

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$96,346.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF DECEMBER, 2007.**

Notary Public

MY COMMISSION EXPIRES: May 23, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wonnie L. Short	**Wonnie L. Short**	**156-0-112**
(NAME)	(NAME)	
7725 Old Harding Pike	**225 Hillwood Blvd.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37205**	
(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, **Nelson W. Gann, and wife Lela Gann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wonnie L. 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:

Please see Exhibit "A" for Legal Description, attached hereto and made a part thereof.

BEING the same property conveyed to Nelson W. Gann et ux, Lela Gann by Deed from John T. Marler, Jr., et ux, Margaret P. Marler of record in Book 5610, Page 685, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easements of record in Book 5610, Page 685, Book 6218, Page 664, Book 7803, Page 648, and in Book 11744, Page 717, all in the Register's Office for Davidson County, Tennessee.

Grantor hereby conveys to Grantee the Harpeth Valley Utility District water tap to said property.

unimproved ☐

This is improved ☒ property, known as **7725 Old Harding Pike, Nashville, TN 37221**

(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 **11th day of December, 2007.**

Nelson W. Gann

Nelson W. Gann

Lela Gann By Nelson W. Gann

Lela Gann
By: Nelson W. Gann, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared**Nelson W. Gann,** with whom I am personally acquainted and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of December, 2007.

Commission expires: May 23, 2009

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared**Nelson W. Gann,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the**Attorney in Fact**, by Power of Attorney on behalf of **Lela Gann**, and to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of December, 2007.

Commission expires: May 23, 2009

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

EXHIBIT "A"

Land in the Ninth Civil District of Davidson County, Tennessee, being Tract No. 2 on the Survey of the John T. Marler Tracts made by C. K. McLemore dated December, 1979 (being a portion of property formerly described as a part of Tract No. 6 in the partition of the J. H. Wright "Belleview Farm"), and being more particularly described as follows:

BEGINNING at an iron post in the east margin of Old Harding Road at the northwest corner of the Hutton tract as described in Book 731, page 560, said Register's Office, thence with her north line, South 84 deg. 00 min. East 391.0 feet to an iron post, her northeast corner, thence South 6 deg. 00 min. West 210.0 feet with her east fence line to an iron post, thence a new staked line South 84 deg. 00 min. East 798.0 feet to the center line of Trace Creek, the west line of Rice, thence with said creek following closely the center line North 15 deg. 59 min. West 444.9 feet, more or less, to the approximate center of the Harpeth River, thence North 74 deg. 37 min. West 62 feet, more or less with said center line, thence leaving said center line with the following three new staked lines, South 6 deg. 00 min. West 205.4 feet, more or less, to an iron post, North 77 deg. 00 min. West 350.0 feet to an iron post and North 84 deg. 00 min. West 615.0 feet to an iron post in the east margin of Old Harding Road, thence with said east margin, South 6 deg. 00 min. West 50.0 feet to the point of beginning and containing 5.08 acres, more or less.

There is also conveyed to said Grantees, their heirs and assigns, a nonexclusive easement for the installation, maintenance, and operation of a gravity sewer line; said easement is 25 feet wide, the centerline of which begins at the southeast corner of tract 1 on the within described survey and runs in a generally southerly direction crossing subject tract and tracts 3 and 4 on the within described survey, to a point in tract 5 on said survey terminating at the property conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, by instrument of record in Book 4760, page 804, said Register's Office, for the purpose of constructing and operating thereon a sewer lift station.