290700519

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1215

Davidson County DEEDWARR
Recvd: 08/26/09 14:07 3 pgs
Fees:18.00 Taxes:614.20
20090826-0080391

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dean Robin Shortland, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John G. Mora, an unmarried man and Jillian A. Jellison, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 913 and the Westerly 12 1/2 feet of Lot 911, Block No. 140, Plan No. 1, West Nashville, as shown on plat of record in Plat Book 57, Pages 74 and 75 (erroneously referred to as page 74A in deed of acquisition), in the Register's Office, Davidson County, Tennessee. Said Lot and part of lot front together 37 1/2 feet on the Northerly side of Kentucky Avenue and runs back between parallel lines, 150 feet to an alley. .

Being the same property conveyed to Dean Robin Shortland, unmarried, by deed from Randall Lee Craft, unmarried, dated April 18, 2007 of record as Instrument No. 20070420-0047427, Register's Office for Davidson County, Tennessee. Karen Shortland joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 5006 Kentucky Avenue, Nashville TN, 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of August, 2009.

Dean Robin Shortland

Karen Shortland

State of Tennessee )
County of Davidson )

On this 21st day of August, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dean Robin Shortland and Karen Shortland , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

ANGELA V. WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 166,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of August, 2009.

Notary Public

My Commission Expires: 11/5/2012

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NEW OWNER:
John G. Mora
5006 Kentucky Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Fifth Third Mtg. Co.
5001 Kingsley Drive
Cincinnati, OH 45227

TAX MAP-PARCEL #:
91-7-184

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document ~~is~~ true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.