39B

Space reserved for recording information:

BILL GARRETT, Davidson County
Trans:T20090059231 DEEDWARR
Recvd: 08/28/09 14:39 1 pgs
Fees:13.00 Taxes:690.05

20090828-0081131

WARRANTY DEED

Preparer's File #-09H0874

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2009.

(Affix Seal) Notary Public

My Commission Expires: 11-07-11

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
TEN CADILLAC DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dean Robin Shortland and Karen S. Shortland, 2300 Stratford Avenue Nashville, Tennessee 37216	JP Morgan Chase P O Box 24698 Columbus, OH 43224-0696	72-8-266

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **NANCY M. JOHNSON AND HUSBAND, TROY JOHNSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **DEAN ROBIN SHORTLAND AND KAREN S. SHORTLAND, HUSBAND AND WIFE** , hereinafter called the Grantee(s), their heirs, successors, and assigns, that 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. 2, On the Plan of the Resubdivision of Lot 107, Dalewood, Section I, of record in Instrument No. 20020131-0013822, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Nancy M. Dunn, unmarried by deed from Stewart Building Group, LLC of record in Instrument No. 20031001-0144803, filed on 10-01-03, said Register's Office. Nancy M. Dunn now married to Troy Johnson and now known as Nancy M. Johnson.

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

( ) unimproved
This is (X) improved property known as **2300 Stratford Avenue, Nashville, Tennessee 37216**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my/our hand(s) this **21st** day of **August**, **2009**:

Nancy M. Johnson

TROY JOHNSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCY M. JOHNSON AND TROY JOHNSON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 21st day of August, 2009.

Notary Public

My Commission Expires: 6/24/2010