BILL GARRETT, Davidson County
Trans:T20090078312 DEEDWARR
Recvd: 11/17/09 15:41 2 pgs
Fees:13.00 Taxes:414.40
20091117-0105991

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brock Short, an unmarried man** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Dunia Y. Mendez, an unmarried person** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 104, as shown on the map entitled Cherokee Hills, Section One, of record in Plat Book 3106, page 103, 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 BROCK SHORT, AN UNMARRIED MAN, by Special Warranty Deed from FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, NATIONAL ASSOCIATION, of record as Instrument No.20090818-0077508, dated August 5, 2009, said Register's Office.

Further being the same property conveyed to First Horizon Home Loans, A Division of First Tennessee Bank, National Association from Shapiro & Kirsch, LLP as Substitute Trustee, of record in Instrument No. 20090701-0061276, recorded July 01, 2009, said Register's Office.

Furthermore, being the same property conveyed to Shapiro & Kirsch, LLP by Appointment of Substitute Trustee, of record in Instrument No.20090528-0048914, recorded May 28, 2009, said Register's Office.

Further, being the same property conveyed to K & J Victor Family Revocable Living Trust from Jerry D. Victory by Warranty Deed dated November 30, 2006 of record in Instrument No. 20061204-0148998, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 12th day of November, 2009.

Brock Short

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Brock Short, an unmarried man** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 12th day of November, 2009.

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$112,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

SHAYNOW MEELER
~~Affiant~~

Sworn to and subscribed before me this 12th day of November, 2009.

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12 - Hillary

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map and Parcel: 148-03-0-039.00

ADDRESS OF NEW OWNER
~~AND PERSON RESPONSIBLE FOR TAXES:~~
Dunia Y. Mendez
3354 Ezell Road
Nashville, TN 37211

Person Responsible for Taxes:
SWBC Mortgage Corporation
213 Overlook Circle Suite A-4
Brentwood, TN 37027

Return To: Partners Title of Tennessee
5200 Maryland Way Ste. 202
Brentwood, TN 37027