MF 09-2515

BILL GARRETT, Davidson County
Trans:T20090080142 DEEDWARR
Recvd: 11/25/09 11:00 2 pgs
Fees:13.00 Taxes:682.08
20091125-0108449

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Cari Watts
1448 Stoner Ridge
Hermitage, TN 37076

MORTGAGEE
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

SEND TAX BILLS
Mortgagee

Record & Return To:
FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

MAP-PARCEL:
MAP 075-11-0-A
PARCEL 075.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brian L. Short and wife, Lisa E. Short,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cari Watts,** 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:

BEING Lot No. 70, on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Brian L. Short and wife, Lisa E. Short by deed from Frank Batson Homes, Inc., dated July 20, 2001 and filed of record in Instrument No. 20010724-0078462, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 10337, Page 102; By-Laws of record in Book 10337, Page 123; Charter of record in Book 11114, Page 771; Deed of Conveyance of record in Book 11497, Page 601; Declaration of Annexation of record in Instrument No. 20000313-0025560; Quitclaim Deed of record in Instrument No. 20090115-0003848; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1448 Stoner Ridge Hermitage, TN 37076.**

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 23rd day of November, 2009.

Brian L. Short

Lisa E. Short

STATE OF Tennessee
COUNTY OF Wilson

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

Witness my hand and official seal this 23rd day of November, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $184,345.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 12-17-2011

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY