(1)

File No. 210020222

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100014821 DEEDWARR
Recvd: 03/12/10 11:35 2 pgs
Fees:13.00 Taxes:597.55
20100312-0019069

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/10/13
(AFFIX SEAL)

K. THOMAS WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PLC
Return to 121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry E. Brown	Jerry E. Brown	08303030900
(NAME)	(NAME)	
2022 Greenwood Ave.	2022 Greenwood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, Steven B. Short, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jerry E. Brown, hereinafter called the grantee(s), HIS heirs and assigns, a 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 Pontotoc Subdivision, a Part of the Early Tract, as of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to STEVEN B. SHORT, LIFE ESTATE TO JUANITA SHORT by deed from JUANITA SHORT, A WIDOW of record in Instrument No. 20000825-0084083 on 08/17/2000 and filed for record on 08/25/2000, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to STEVEN SHORT by deed from JUANITA SHORT of record in Instrument No. 20050505-0050891 on 05/04/2005 and filed for record on 05/05/2005, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 547, Page 113, said Register's Office.

Deed of Easement of record in Book 7612, Page 186, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 08303030900

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2022 Greenwood Ave., Nashville, TN 37206
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 my/our hands this 10th day of March, 2010.

Steven B. Short

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Steven B. Short, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of March, 2010.

Commission expires: 11/16/13

Notary Public

File Number: 210020222

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064

