BILL GARRETT, Davidson County
Trans:T20100039188 DEEDWARR
Recvd: 06/28/10 12:58 2 pgs
Fees:13.00 Taxes:625.30
20100628-0050251

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 **Alisa Adams and Michael Adams** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Brock Short and Emelia Short as Tenants in Common with Rights of Survivorship** (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 Unit 302 on the Plan of Wellington Arms of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-laws of record of record in Book 5721, page 241, as corrected in Book 5740, page 897 and amended in Instrument #20001205-0119242, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alisa Adams and Michael Adams, by Warranty Deed from Elizabeth Clark Rose, an unmarried person dated 01/28/05, and recorded 01/31/05 in Instrument No. 20050131-0011344, Register's Office for Davidson County, Tennessee.

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 24th day of June, 2010.

Alisa Adams by Michael Adams as atty in fact
Alisa Adams

Michael Adams
Michael Adams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Alisa Adams by Michael Adams as Attorney in Fact and Michael Adams** 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 24th day of June, 2010.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$169,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24th day of June, 2010.

Notary Public

My Commission Expires:_____

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

Map and Parcel: 103-16-0-C-302.00-CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Brock Short and Emelia Short
4225 Harding Pike #302
Nashville, TN 37205