Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Myrna H. Short, Trustee
Affiant

Subscribed and sworn to before me, this 14th day of July, 2011.

Notary Public
My commission expires: 1-17-12

KATHLEEN A. MATSON NOTARY PUBLIC AT LARGE WILSON CO. TN

BILL GARRETT, Davidson County
Trans:T20110042665 DEEDWARR
Recvd: 07/15/11 10:14 2 pgs
Fees:13.00 Taxes:481.00
20110715-0054176

06-1106-74297

Address of New Owner:	Send Tax Bills to:	Tax Information
Myrna H. Short 918 Old Fountain Place Hermitage TN 37076	NEW OWNER	064-12-0-A-918.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret S. Fleming, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Myrna H. Short , Trustee of the Willard M. Short and Myrna H. Short Joint Revocable Living Trust Agreement UAD August 21, 1996, hereinafter called the Grantees, their successors 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 Unit No. 918, on the Plan of Section 2, Fox Run Condominiums, of record in Plat Book 5200, Page 148, established by Master Deed of record in Book 5535, Page 713, and corrected in Book 5895, Page 516; as corrected in Book 5936, Page 301; as amended in Book 6370, Page 817 and as amended in Book 8510, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret S. Fleming by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, dated September 17, 1982, recorded September 24, 1982, of record in Book 5941, Page 321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 918 Old Fountain Place, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 14th day of July, 2011.

Margaret S. Fleming

Margaret S. Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret S. Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 14th day of July, 2011.

Notary Public
State of Tennessee at Large

My Commission expires: 1-17-12

