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 D. Short, Jr.** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Patricia X. Guardado** (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 No. 85, Windsor Park, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee. Said Lot No. 85 fronts 67 feet on the Westerly side of Tampa Drive and runs back between parallel lines 167 feet to a line at the rear measuring 67 feet thereon.

Being the same property conveyed to Brock D. Short, Jr. by Special Warranty Deed from Federal National Mortgage Association, dated 10/01/2010 and recorded 11/18/2010 as Instrument No. 20101118-0092325, 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 1st day of August, 2011.

Brock D. Short, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Brock D. Short, Jr.** 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 1st day of August, 2011.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

BILL GARRETT, Davidson County
Trans:T20110048215 DEEDWARR
Recvd: 08/08/11 08:44 2 pgs
Fees:13.00 Taxes:384.80

20110808-0060632

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$104,000.00** 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 3rd day of August, 2011.

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 19, 2011

Map and Parcel: 133-12-0-070.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Patricia K. Guardado
431 Tampa Drive
Nashville, TN 37211