BILL GARRETT, Davidson County
Trans: T20110079973 DEEDWARR
Recvd: 12/19/11 09:05 2 pgs
Fees: 13.00 Taxes: 557.78

20111219-0098461

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF DECEMBER, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE L. LIND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Justin B. Alford** | Sumner Bank & Trust | **07216030100** |
| (NAME) | (NAME) | |
| **2312 Sheridan Road** | 967 A Grassland Place | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | Gallatin, TN 37066 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wonnie L. Short, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin B. Alford, a single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Dugger Heights, No. Two of record in Book 1424, page 135, Register's Office for said County.

Said Lot No. 39, which is a corner lot, fronts 106.1 feet on the southerly margin of Sheridan Drive and fronts 134.4 feet on the westerly margin of Dugger Drive, said frontages being joined by a curve having a length of 31.85 feet, and extends back 135.0 feet on the southerly line and 156.5 feet on the westerly line to a point of intersection.

Being the same property conveyed to Wonnie L. Short and James Ronald Manning, both unmarried by deed dated May 15, 1984 from John E. Williams and Melvin Virginia Williams of record in Book 6414, Page 129, Register's Office for Davidson County, Tennessee. Thereafter the said James Ronald Manning, unmarried, conveyed the property by deed dated June2. 1989 to Wonnie L. Short, unmarried of record in Book 7856, Page 275, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2312 Sheridan Road, 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 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 **16th day of December, 2011**.

**Wonnie L. Short**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Wonnie L. Short, unmarried** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **16th** day of **December, 2011**.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public