BILL GARRETT, Davidson County
Trans:T20120020008 DEEDWARR
Recvd: 03/20/12 11:17 2 pgs
Fees:13.00 Taxes:432.53
20120320-0023525

WARRANTY DEED

RR12-3989

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley J. Houchin	WCS Lending, LLC	
3989 Lawing Drive (ADDRESS)	(NAME) 951 Yamato Road, Ste 150 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Boca Raton, FL 33431 (CITY) (STATE) (ZIP)	041-07-011.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MYRNA H. SHORT, TRUSTEE U/A/D AUGUST 21, 1996 OF THE SHORT JOINT REVOCABLE LIVING TRUST AGREEMENT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEY J. HOUCHIN AND HUSBAND, JOHN D. STONE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Plan of Bell Knob, of record in Plat Book 2854, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willard M. Short and wife, Myrna H. Short by Deed from O. A. McDaniel, Jr. and wife, Mary G. McDaniel of record in Book 3432, Page 69, Register's Office for Davidson County, Tennessee, dated August 20, 1962.

Being the same property conveyed to Willard M. Short and wife, Myrna H. Short, Trustees U/A/D August 21, 1996 of the Short Joint Revocable Living Trust Agreement by Deed from Willard M. Short and wife, Myrna H. Short, Individually of record in Book 10169, Page 727, Register's Office for Davidson County, Tennessee, dated August 21, 1996. William M. Short having since died on February 20, 2011 leaving the property vested to Myrna H. Short, Trustee U/A/D August 21, 1996 of the Short Joint Revocable Living Trust Agreement.

unimproved ( )
This is improved (X) property, known as 3989 Lawing Drive, Nashville, Tennessee 37207
(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), their 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), 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/our hand(s) this 2nd day of March, 2012.

Myrna H. Short, Trustee Myrna H. Short, Trustees U/A/D August 21, 1996 of the Short Joint Revocable Living Trust Agreement

BY: Myrna H. Short
Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of March, 2012, before me personally appeared Myrna Short, Trustee of the Myrna H. Short, Trustee U/A/D August 21, 1996 of the Short Joint Revocable Living Trust Agreement, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd day of March, 2012.

Notary Public

My Commission Expires: 10-11-15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959