BILL GARRETT, Davidson County
Trans:T20120075454 DEEDWARR
Recvd: 10/04/12 13:06 2 pgs
Fees:13.00 Taxes:518.00
20121004-0091074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 140,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MEGAN SHORT **ADAM SHORT**	**SYNOVUS MORTGAGE CORP.**	**07408006300**
7044 BONNAVENT DR	**2204 LAKESHORE DRIVE, STE. 325**	
HERMITAGE, TN 37076	**BIRMINGHAM, AL 35209**	

FOR AND IN 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 ACKNOWLEDGE, WE,

MARILYN C. PLUMMER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MEGAN SHORT and ADAM SHORT, wife and husband

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:

Being Lot No. 778 on the Plan of Hermitage Hills Subdivision, Section 7, as of record in Book 3300, page 63, Register's Office for said County.

Said Lot No. 778 fronts 80.0 feet on the northeasterly margin of Bonnavent Drive, and runs back between lines, measuring 303.42 feet in the north-westerly line and 288.19 feet on the southeasterly line to a dead line in the rear, measuring 81.39 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO EDWARD B PLUMMER AND WIFE, MARILYN C PLUMMER BY WARRANTY DEED FROM JOHNSON HOMES, INC. DATED 12/23/66 AND RECORDED ON 12/29/66 IN BOOK 4089, PAGE 984, SAID REGISTER'S OFFICE FOR SAID COUNTY. EDWARD B. PLUMMER HAVING SINCE DIED ON DECEMBER 8, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 7044 BONNAVENT DR, 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 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 in 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 my/our hand(s) this 2nd day of October, 2012.

Marilyn C. Plummer
MARILYN C. PLUMMER

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MARILYN C. PLUMMER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2012.

_____
Notary ~~Public~~

My Commission Expires: _____

