BILL GARRETT, Davidson County
Trans:T20130065796 DEEDWARR
Recvd: 08/01/13 11:35 3 pgs
Fees:18.00 Taxes:684.50
20130801-0080178

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 31316-07-2013
File Box #9B

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2013.

Notary Public

My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kathryn Davis Craig & Kelsey S. Craig 4225 Harding Pike, Unit 302 Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 103 160 C 30200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brock Short, married, and Emelia Short, unmarried** (collectively "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kathryn Davis Craig and Kelsey S. Craig, as joint tenants with rights of survivorship** (collectively "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4225 Harding Pike, Unit 302, Nashville, TN 37205.

Subject property is not now and has never been the marital residence of Brock Short.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the

title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of July, 2013.

Brock Short by CS as his Attorney in Fact
Brock Short, by Chauncey Saurus, as
his Attorney in Fact

Emelia Short by CS as her Attorney in Fact
Emelia Short, by Chauncey Saurus, as
her Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chauncey Saurus, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Brock Short and Emelia Short, and she is authorized by Brock Short and Emelia Short to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of July, 2013.

Notary Public
My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 302 on the Plan of Wellington Arms, of record in Plat Book 5200, page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, page 241, corrected in Book 5740, page 897, amended in Instrument No. 20001205-0119242, said Register's Office.

Being the same property conveyed to Brock Short and Emelia Short, as tenants in common with rights of survivorship, by deed from Alisa Adams and Michael Adams, of record in Instrument No. 20100628-0050251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, a lien, but not yet due and payable, which have been prorated among the parties and assumed by Grantees.
2. Charter of Incorporation of Wellington Arms Homeowner's Association, Inc. of record in Book 5833, page 312, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Wellington Arms Condominium, of record in Book 5721, page 241, corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7692, page 861, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 316, Register's Office for Davidson County, Tennessee.