WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130072223 DEEDWARR
Recvd: 08/21/13 11:10 2 pgs
Fees:13.00 Taxes:1257.63

20130821-0088114

G-VRES-13-0101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael W. Chambers (NAME)	**SunTrust Mortgage, Inc.** (NAME)	
9322 Stubblefield Ct. (ADDRESS)	**901 Semmes Avenue** (ADDRESS)	**118-6-D-4.00 CO**
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	**Richmond, VA 23224** (CITY) (STATE) (ZIP)	

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 **CORY STEPHEN SHORT, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL W. CHAMBERS, A SINGLE PERSON,** 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 UNIT 4, GALE PARK SINGLE FAMILY HOMES, A CONDOMINIUM, AS SHOWN ON PLAT OF DECLARATION RECORD IN INSTRUMENT NO. 20110224-0015356, AMENDED AT INSTRUMENT NOS. 20110311-0019705, 20120508-0039773, 20120921-0086162 AND 20130306-0022201, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CORY STEPHEN SHORT, AN UNMARRIED MAN BY WARRANTY DEED FROM GALE PARK, LLC, RECORDED ON THE 4TH DAY OF NOVEMBER, 2011 IN INSTRUMENT NO. 20111104-0086584, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20110208-0011108; DECLARATIONS OF RECORD IN INSTRUMENT NO. 20110224-0015350 AMENDED IN INSTRUMENT NOS. 20110311-0019706, 20120508-0039772, 20120921-0086161 AND 20130316-0022220 (MASTER CONDOMINIUM) AND INSTRUMENT NO. 20110224-0015356 AMENDED AT INSTRUMENT NOS. 20110311-0019705, 20120508-0039773, 20120921-0086162 AND INSTRUMENT NO. 20130316-002220 (SINGLE-FAMILY HOMES); INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20100810-0063194; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20110510-0035846 AND 20110510-0035847; EASEMENTS OF RECORD IN BOOK 10131, PAGE 935, BOOK 10131, PAGE 939, INSTRUMENT NO. 20041108-0134230; DRAINAGE DETENTION, ACCESS ROAD AND SIGN AGREEMENT OF RECORD IN BOOK 9237, PAGE 382; SITE DEVELOPMENT AGREEMENT OF RECORD IN BOOK 9237, PAGE 425; RESERVE AGREEMENT OF RECORD IN BOOK 9237, PAGE 495; MEMORANDUM OF LEASE OF RECORD IN BOOK 8246, PAGE 227 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **101 Gale Park Lane Nashville, Tennessee 37204**
(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 19th day of August, 2013.

Cory Stephen Short

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cory Stephen Short, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of August, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212