BILL GARRETT, Davidson County
Trans:T20130078185 DEEDWARR
Recvd: 09/10/13 09:21 2 pgs
Fees:13.00 Taxes:604.95

20130910-0095311

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $163,500.00

Affiant

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me, this 10 day of August, 2013.

Notary Public
My commission expires: 6.24.15

05-1307-66069

Address of New Owner:	Send Tax Bills to:	Tax Information
Herndon Brent Crouch 427 Alta Loma Road Goodlettsville TN 37072	NEW OWNER	025-16-0-063.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Short and wife, Holly Turner Short, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Herndon Brent Crouch, hereinafter called the Grantees, their successors 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. 14, on the Plan of Goodlettsville Heights, Section IV, of record in Book 2133, Pages 43 and 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James Short, unmarried and Holly Turner, unmarried by deed from Ailene Anderson, a/k/a Lillian Anderson, unmarried, dated April 12, 2002, recorded April 17, 2002, of record in Instrument No. 20020417-0047523, Register's Office for Davidson County, Tennessee.
>
> Holly Turner is now known as Holly Turner Short.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 427 Alta Loma Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

+ JS

+

WITNESS my hand this 30th day of August, 2013.

James Short

Holly Turner Short

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Short and Holly Turner Short, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of August, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 4/17/16

