

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130086724 DEEDWARR
Recvd: 10/07/13 15:43 2 pgs
Fees:13.00 Taxes:370.00

20131007-0105298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie Hunter	Same as new owner	02200002400
	(NAME)	
3580 Old Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Velma Louise Short, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Johnnie Hunter, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT NO. 8 FRONTS 95 FEET ON THE NORTHERLY SIDE OF OLD CLARKSVILLE PIKE AND IS DESCRIBED BY METES AND BOUNDS ACCORDING TO A SURVEY OF SOLON E. DAVIS, ENGINEER, MADE JULY 20, 1956 AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE OLD CLARKSVILLE PIKE WHERE THE COMMON BOUNDARY LINE BETWEEN THE LANDS OF FRED BATES ON THE WEST AND LANDS OF MRS. ELSIE FELTS BINKLEY ET AL, ON THE EAST INTERSECT SAID RIGHT-OF-WAY LINE; THENCE NORTH 3 DEG. 26' 40" EAST 412.67 FEET TO A STAKE; THENCE SOUTH 74 DEG. 30' EAST 183 FEET TO A STAKE; THENCE SOUTH 15 DEG. 45' 30: WEST 403.02 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OLD CLARKSVILLE HWY; THENCE WESTERLY WITH SAID RIGHT OF WAY LINE 95 FEET TO THE POINT OF BEGINNING CONTAINING 1.33 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN RUSSELL SHORT AND WIFE, VELMA LOUISE SHORT BY WARRANTY DEED FROM J.L. BURTON AND WIFE, MARY SUE BURTON OF RECORD IN BOOK 2861, PAGE 77, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN RUSSELL SHORT HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

JOHN CALVIN SHORT EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF VELMA LOUISE SHORT, PURSUANT TO GENERAL POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20131007-0105297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3580 Old Clarksville Pike, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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 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 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 3rd day of October, 2013.

Velma Louise Short
Velma Louise Short

By: John Calvin Short Attorney-in-fact
John Calvin Short, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 3rd day of October, 2013, before me personally appeared John Calvin Short, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Velma Louise Short and acknowledged that such person executed the same as the free act and deed of Velma Louise Short.

Witness my hand and official seal, at office, on this the 3rd day of October, 2013.

Mary Birthright
Notary Public

My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072