WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140039570 DEEDWARR
Recvd: 06/05/14 09:51 2 pgs
Fees: 13.00 Taxes: 518.00
20140605-0048832

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $140,000.00.

Aisha Hall
Affiant

Subscribed and sworn to before me this 3rd day of June, 2014.

Tabatha Edwards
Notary Public
My Commission expires: 11-3-15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ann F. Green	Magna Bank	082-08-0-387.00
1005 Maxwell Avenue	P.O. Box 17257	
Nashville, TN 37206	Memphis, TN 38187-0257	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rick A. Short, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ann F. Green, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 of Block "F", on the Plan of Eastwood Addition, of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rick A. Short, married from Gordon J. Reid and wife, Glenda J. Reid by Warranty Deed on February 15, 2005, of record in Instrument Number 20050315-0028597, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 for County subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1005 Maxwell Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 3, 2014.

Rick A Short
Rick A. Short

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Rick A. Short,** to me known to be the person described in and ho executed the foregoing instrument, and acknowledged that he executed the same for the urposes therein contained.

WITNESS my hand and Official Seal at office this June 3, 2014.

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY