BILL GARRETT, Davidson County
Trans:T20140088567 DEEDWARR
Recvd: 11/24/14 15:46 2 pgs
Fees:13.00 Taxes:2701.00
20141124-0108338

PREPARED BY (AND RETURN TO):

BOX 30-3
PREPARED BY:
BANKERS TITLE ESCROW CORP
5107 M[illegible]O WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 56954
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven M. Short Marianne Bevil Short 1113 Frances Street Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 13104017500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $730,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vineet Sharma and Camellia Koleyni, as husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Steven M. Short and Marianne Bevil Short, husband and wife,**
hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot no. 29 and the westerly half of Lot No. 30 on the Map of M. N. Young's Parkview subdivision of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 and the westerly half of Lot No. 30 front together 150 feet on the southerly side of Frances Avenue and run back between parallel lines 164 feet to a dead line.

Being the same property conveyed to Vineet Sharma and Camellia Koleyni, husband and wife, by Warranty Deed from Glenn D. Tackett and wife, Jennifer S. Tackett, dated September 29, 2006 and recorded on October 5, 2006 of record in Doc. No. 20061005-0123914, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 173, said Register's Office.

This is improved property, known as 1113 Frances Street, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of November, 2014.

Vineet Sharma

Camellia Koleyni

State of Tennessee

County of Davidson

On this 19th day of November, 2014, before me the undersigned authority, personally appeared Vineet Sharma and Camellia Koleyni, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $730,000.00.

Affiant

Sworn and subscribed before me this 19th day of November, 2014.

My Commission Expires: 3/25/18

Notary

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY