WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: January 11, 2018 (AFFIX SEAL)

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-KW-14-88

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/08/14 15:55 3 pgs
Fees:18.00 Taxes:740.00
20141208-0112415

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily A. Short	**United Wholesale Mortgage**	
(NAME)	(NAME)	**11906005600**
88 Elberta Street	**1414 East Maple Rd.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Troy, MI 48083**	
(CITY) (STATE) (ZIP)	(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, I/we **WILLIAM R. HARWELL, MARRIED AND REID HINESLEY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMILY A. SHORT, A SINGLE WOMAN,** 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:

First Tract: Beginning on the Northerly margin of Elberta Street, at the Southwest corner of the property conveyed to Martha L. Burns by deed from A.W. Jackson and wife, of record in Book 1561, Page 288, Register's Office for said county; thence with Burns' Westerly line, Northwardly 107 feet, more or less, to the Southerly line of the Nannie P. Miller Estates; thence with same, Westwardly 81 feet; thence Southwardly and parallel with Burns' Westerly line, 107 feet, more or less, to the Northerly margin of Elberta Street; thence with same, Eastwardly 81 feet to the beginning.

Second Tract: Being part of a strip of land marked "Reserved" on the map of Sterling Heights, Section Two, as of record in Book 1424, Page 104, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of the property conveyed to J.L. Pyburn and wife, by deed from Leroy Preston and wife, of record Book 1974, Page 46, said Register's Office; thence with Pyburn's Easterly line, Northwardly 42 feet, more or less, to the Southerly line of Lot No. 17; thence with the Southerly line of Lots Nos. 17 & 18, Eastwardly 81.18 feet; thence South 1 degree 58'West 42 feet; thence South 89 degrees 33'West 81.12 feet to the beginning.

Being the same property conveyed by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association to Williams R. Harwell and Reid Hinesley as recorded on the 16th day of May, 2014 in Instrument No. 20140516-0042406; Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee to Federal National Mortgage Association as recorded on the 14th day of October, 2013 in Instrument No. 20131014-0107203 and Warranty Deed from LeRoy Bell and wife, Catherine Bell to Judith A. Williams as recorded on the 11th day of March, 1986 in Deed Book 6801, Page 595, in the Register's Office of Davidson County, Tennessee.

The said William R. Harwell being one and the same as Williams R. Harwell.

The above-described property has never been the primary or marital residence of either grantor herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of PART OF THE W. C. MILLER HOME PLACE, STERLING HEIGHTS, SECTION TWO, as recorded in Plat Book 1424, Page(s) 104, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **88 Elberta Street, Nashville, Tennessee 37210**.

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 the 8th DAY OF DECEMBER, 2014.

William R. Harwell

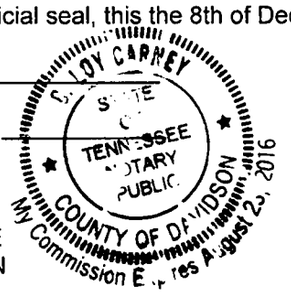
Reid Hinesley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. HARWELL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

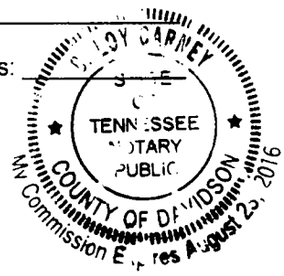


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REID HINESLEY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County