Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2015.

Notary Public
My commission expires: 12-27-15

BILL GARRETT, Davidson County
Trans:T20150042854 DEEDWARR
Recvd: 06/02/15 10:56 2 pgs
Fees:13.00 Taxes:518.00
20150602-0051000

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

06-1503-75997

Address of New Owner:	Send Tax Bills to:	Tax Information
Brock D. Short 5100 Linbar Drive, #104 Nashville, TN 37211	New Owner	074-04-0-054.00

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, Eric W. Cartwright and wife, Vanessa L. Cartwright, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brock D. Short, 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. 126, on the Plan of Section Twelve, Hermitage Hills, of record in Book 4675, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric W. Cartwright and wife, Vanessa L. Cartwright by deed from Lowell Thomas Ford and wife, Carol Jean Ford, dated April 10 ,1987, recorded June 24, 1987, of record in Book 7202, Page 202, re-recorded in Book 7276, Page 930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 4820, Page 611; Book 4960, Page 506; and Book 4969, Page 667, Register's Office for Davidson County, Tennessee, but omitting any convenant, condition or restriction, if any, based upon race, color religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Subject to all matters shown on the plan of record in Book 4675, Page 125, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.
3. Taxes or special assessments which are not shown as existing liens by the public records, including the lien of General Taxes for the year 2015 and thereafter, which are not yet due and payable.

This property is improved property known as 8134 Bonnafair Drive, Hermitage, TN 37076

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.

WITNESS my hand this 27th day of May, 2015.

Eric W. Cartwright

Vanessa L. Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric W. Cartwright and Vanessa L. Cartwright, 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 Hermitage, TN, this 27th day of May, 2015.

Notary Public
Davidson

My Commission expires 12-22-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.