BILL GARRETT, Davidson County
Trans:T20160007890 DEEDWARR
Recvd: 01/29/16 10:23 2 pgs
Fees:13.00 Taxes:812.89
20160129-0008773

RECORD AND RETURN TO:
~~Limestone Title and Escrow, LLC~~
~~5200 Maryland Way~~
~~Suite 202~~
~~Brentwood, Tennessee 37027~~
File No.: TN167020

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,700.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2016.

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dee Dee A. Keegan *et vir* 7277 Charlotte Pike #104 Nashville, TN 37209	Same address as new owner	114 08 0C 003.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Nineteen Thousand Seven Hundred and 00/100 Dollars ($219,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CODY H. SHORT, TRUSTEE OF THE CODY H. SHORT TRUST**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DEE DEE A. KEEGAN AND WESLEY KEEGAN, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 3 on the Plan of West Park Phase 1 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541, Register's Office for Davidson County, Tennessee and as further set out on a Plan of West Park Phase 1 of record as Instrument #20040624-0075135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cody H. Short, Trustee of the Cody H. Short Trust, by Warranty Deed from Cody H. Short, unmarried, dated 6/4/2009, recorded 6/4/2009, of record in Instrument No. 20090604-0051940, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 7277 Charlotte Pike #104, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541; to all matters as shown on Plan of West Park Phase 1 of record as Instrument #20040624-0075135; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 19th day of January, 2016.

Cody H Short, Trustee of the Cody H Short Trust

CODY H. SHORT, TRUSTEE OF THE
CODY H. SHORT TRUST

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ PINELLAS

Personally appeared before me, a Notary Public, Cody H. Short, Trustee of the Cody H. Short Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of January, 2016.

Josette Kimbrell
Notary Public

JOSETTE KIMBRELL
Notary Public - State of Florida
Commission # FF 235904
My Comm. Expires Sep 22, 2019
Bonded through National Notary Assn.

JOSETTE KIMBRELL
Printed Notary Name

My commission expires: 9.22.2019