WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

Davidson County DEEDQC
Recvd: 05/03/16 13:36 4 pgs
Fees:22.00 Taxes:0.00
20160503-0043542

# Quitclaim DEED

For good consideration, I (We), **FLOY DELORA (ROBERSON) SHORT ALSO KNOWN AS FLOY D. SHORT, SURVIVING SPOUSE OF JESSIE LEWIS SHORT, DECEASED ON SEPTEMBER 28, 1993** hereby bargain, deed and convey to **FLOY D. SHORT, UNMARRIED**, the following described land in DAVIDSON County, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF HUMPHREY'S ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 4470, PAGE 189, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF ARRINGTON STREET, SAID POINT BEING THE COMMON CORNERS OF LOTS 4 AND 5; THENCE WITH SAID LINE NORTH 7 DEGREES 19 FEET EAST 125.89 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION 30.36 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WHICH HAS A RADIUS OF 20.0 FEET IN A SOUTHEASTERLY DIRECTION 32.06 FEET TO A POINT; THENCE SOUTH 37.34 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF RESERVE PARCEL "A"; THENCE SOUTH 6 DEGREES 38 FEET WEST 69.0 FEET TO THE NORTHERLY MARGIN OF ARRINGTON STREET; THENCE ALONG SAID MARGIN WEST 51.0 FEET TO THE POINT OF BEGINNING.**

BEING the same property conveyed to Jessie Lewis Short and Floy Delora (Roberson) Short by Quitclaim Deed from Dale L. Stegall, dated September 5, 1979 and recorded September 5, 1979 at Book 5493, Page 413.

Jessie Lewis Short departed this life on September 28, 1993, then having been continuously and legally married to Grantor, thereby vesting Fee Simple title in Floy Delora (Roberson) Short, his wife and surviving tenant by the entirety.

APN: 082 07 0 536.00

Property Address: 315 ARRINGTON STREET, NASHVILLE, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever.

SEND TAX BILL TO: FLOY D. SHORT
315 ARRINGTON STREET, NASHVILLE, TN 37207

Grantor, for herself and her heirs, hereby covenants with Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and her heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or her heirs or assigns, and at the expense of Grantee, her heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and her heirs and assigns will forever warrant and defend all of the property so granted to Grantee, her heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 20 day of April 2016.

Floy Delora (Roberson) Short A/K/A Floy D. Short

**FLOY DELORA (ROBERSON) SHORT, A/K/A FLOY D. SHORT**

STATE OF TENNESSEE )
) SS.
COUNTY OF DAVIDSON )

On this 20 day of APRIL 2016, before me personally appeared **FLOY DELORA (ROBERSON) SHORT, A/K/A FLOY D. SHORT** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Floy D. Ward
Affiant

STATE OF TN
COUNTY OF DAVIDSON

Subscribed and sworn before me this 20 day of April, 2016.

(seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

# True Copy Certification

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

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17