WARRANTY DEED

Bill Garrett Davidson County
Batch# 5515 **DEEDWARR**
09/28/2017 09:37:39 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20170928-0099238

B-RE-17-4408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel B. Forberg and Lindsey J. Tambornino	**SWBC Mortgage**	
(NAME) **4408 Saunders Avenue**	(NAME) **9311 San Pedro Ave., Ste. 100**	**61-3-40.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. SHORTRIDGE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL B. FORBERG AND LINDSEY J. TAMBORNINO, BOTH UNMARRIED AS** tenants in common with rights of survivorship hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 99 on the Plan of Gra-Mar Acres, Section One, of record in Plat Book 2133, Page 27, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John W. Shortridge by Warranty Deed from Burma Jean Greene, recorded January 25, 2017 in Instrument No. 20170125-0007952 and further being the same property conveyed to Thomas C. Penick and wife, Nelda G. Penick, by Warranty Deed from Sweeney-Clark Realty Company, Inc., recorded May 11, 1954 in Book 2278, Page 45, Register's Office for Davidson County, Tennessee. The said Nelda G. Penick predeceased Thomas Charles Penick, Sr., leaving him as the surviving tenant by the entirety. Thomas Charles Penick, Sr. died testate on November 10, 2005, leaving Burma Jean Greene as devisee under Codicil No. 1 to the Last Will and Testament of Thomas Charles Penick, Sr. of record in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 05P-1868 and recorded in Instrument No. 20060206-0014800, Register's Office for Davidson County, Tennessee. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 27, Register's Office for Davidson County, Tennessee.
- Easement for Telecommunications of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4408 Saunders Avenue, Nashville, Tennessee 37216**.

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 26th DAY OF SEPTEMBER, 2017.

John W. Shortridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. SHORTRIDGE, 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 26th of September, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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