Bill Garrett Davidson County
Batch# 68079 DEEDWARR
03/13/2018 10:20:31 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20180313-0023514

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RE-18-2818

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $220,000.00.

Melissa Jamison
Affiant

Subscribed and sworn before me this the 7th day of March, 2018.

Stephanie Woodard
Notary Public
My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Shortridge & Ciara Shortridge 2818 Torbett Street Nashville, TN 37209	NEW OWNERS	092-10-0 090.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TAWNYA REYNOLDS, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN SHORTRIDGE AND CIARA SHORTRIDGE, HUSBAND AND WIFE AND LINDA MCCAULEY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of T. M. Steger's Clifton Pike Subdivision of the Barrow Place of record in Plat Book 421, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tawnya Reynolds, an unmarried woman by Warranty deed from Marvin Peraza, a married man, dated July 27, 2007, of record in Instrument No. 20070807-0094201, Register's Office for Davidson County, Tennessee.

The said Tawnya Reynolds warrants that the property is not her marital residence and her spouse does not live in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2818 Torbett Street, Nashville, TN 37209.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 7th day of March, 2018.

Tawnya Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tawnya Reynolds, 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 and official seal this 7th day of March, 2018.

My commission expires:

1/17/21

Notary Public

