Bill Garrett Davidson County
Batch# 80764 DEEDWARR
04/13/2018 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,168.83
20180413-0035052

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $315,900.00.

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2018.

Notary Public

My commission expires: 11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Diana Short	New owner	**081-07-3U-002.00-CO**
1923 B 16th Avenue N.		
Nashville, TN 37208		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Superior Development, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diana Rose Short and Zachary Austin Short, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1923 16th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170502-0043145 and being shown on Plat attached thereto as Exhibit "B", 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 Anna G. Nixon by Warranty Deed from Domingo Verdugo and wife, Carolyn Verdugo of record in Book 4092, Page 784, Register's Office for Davidson County, Tennessee, dated January 11, 1967 and recorded on January 12, 1967.

Anna G. Nixon having since died May 28, 1978 leaving children Alberta McCall, Trilby Jetton, Carolyn Nixon, Oliver Nixon, Melvin Nixon, Frederick Nixon, German Lee Nixon, Jr., Annie Jacqueline Nixon Lee, Ida Jones, Daniel Nixon and Constance Blair. Alberta McCall died June 19, 1992, having predeceased Baxter McCall, leaving children Dorris Scruggs, Sandra Hay, Barbara Howard and Patricia Campbell. Barbara Howard having since died leaving Christopher Howard, Zilphia Howard and Beresha Howard. Carolyn Nixon having since died March 15, 1998. Ida Jones having since died July 16, 1980. Oliver Nixon having since died February 8, 1990. Frederick Nixon having since died February 28, 1989 leaving wife Rosie Mae Nixon who is now deceased leaving Rosie Rita Nixon and Arnold Knight. Annie Jacqueline Nixon Lee died July 12, 2003 leaving husband William Lee who has since died November 19, 2007, leaving children William Lee, Jr., Jacqueline Lee and Linda Williams Lee.

Being a portion of the same property conveyed to Monica Breedlove by Warranty Deed from Trilby Jetton, Constance Blair, Daniel Nixon, Melvin Nixon, Dorris Scruggs, Patricia Campbell, Sandra Hay, Christopher Howard, Zilphia Howard, Dorris Scruggs and Dewana Scruggs as Conservators for The Conservatorship of Beresha Lynette Howard, William Lee Jr, Jacqueline Lee, Linda Williams, Rosie Nixon, Arnold Knight and Melody Cooper of record in Instrument No. 20170406-0033899 Register's Office for Davidson County, Tennessee, dated April 5, 2017 and recorded on April 6, 2017.

Being a portion of the same property conveyed to Superior Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Monica Breedlove, unmarried of record in Instrument No. 20170418-0038000 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 18, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1923 B 16th Avenue N., Nashville, TN 37208.

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 HANDS EFFECTIVE AS OF 9th day of March, 2018:

Superior Development, LLC, a Limited Liability Company

By: Jason Lenard
Its: Sole Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Jason Lenard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Sole Member of Superior Development, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 9th day of March, 2018.

My Commission Expires: 3/10/2019

Notary Public

20181068R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212