Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gayle Denham	New Owner	117-12-0-122.00
(NAME)	(NAME)	
1515 Clairmont Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wonnie Lynn Short, Trustee of the Wonnie Lynn Short Revocable Living Trust dated May 28, 2014,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gayle Denham, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 125 feet of Lot No. 2, Block "C" on the plan of Clairmont Subdivision, of record in Book 974, Page 8, Register's Office for said County.

Said part of Lot No. 2 fronts 125.0 feet on the southerly margin of Clairmont Place and extends back 176.7 feet more or less on the easterly line and 176.6 feet on the westerly line to a dead line in the rear, measuring 125.0 feet hereon.

Being the same property conveyed to Wonnie L. Short by deed dated October 29, 2010 from Eva S. Pilkinton of record in Instrument No. 20101101-0087120, Register's Office for Davidson County, Tennessee. The said Wonnie L. Short thereafter conveyed said property to Wonnie Lynn Short, Trustee of The Wonnie Lynn Short Revocable Living Trust dated May 28, 2014 by deed dated September 16, 2014 of record in Instrument No. 20141031-0100583, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1515 Clairmont Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Bill Garrett Davidson County
Batch# 100058 **DEEDWARR**
06/04/2018 03:57:06 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00

20180604-0053327

Witness my/our hands this 29 day of May, 2018.

Wonnie Lynn Short, Trustee of the Wonnie Lynn Short Revocable Living Trust dated May 28, 2014

X By: _____
Wonnie Lynn Short, Trustee

State of **California**
County of **Riverside**

Personally appeared before me, a notary public in and for the state and county aforementioned, **Wonnie Lynn Short** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **Trustee** of **Wonnie Lynn Short, Trustee of the Wonnie Lynn Short Revocable Living Trust dated May 28, 2014** and that he as such **Trustee** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Trustee.**

WITNESS my hand and seal this ____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

File No.: 18-Denham

SEE ATTACHED
CERTIFICATE
05/29/18

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On May 29th, 2018, before me, Michelle Hyso, NOTARY PUBLIC, personally appeared Wonnie Lynn Short

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHELLE HYSO
Notary Public - California
Riverside County
Commission # 2198393
My Comm. Expires May 21, 2021

Signature Michelle Hyso
(Signature of Notary Public)

PLACE NOTARY SEAL ABOVE

Document Title: Warranty Deed