**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Gregory Short
4056 Calumet Drive
Antioch, TN 37013
**SEND TAX BILLS TO:**
new owner

Karen Y Johnson Davidson County
Batch# 145162 **DEEDWARR**
09/25/2018 03:59:43 PM 3 pgs
Fees: $18.00 Taxes: $795.13

20180925-0095143

# WARRANTY DEED

(Map 150-14-0A, Parcel 004.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **SANFORD WAYNE CHRISMAN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DONALD LEE CHRISMAN, DECEASED and CYNTHIA CHRISMAN BOYD,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **GREGORY SHORT,** a single man hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Calumet, Phase One, of record in Plat Book 6900, page 649 and amended in Book 6900, page 673, Register's Office of Davidson County, Tennessee, to which reference is made for more complete description.
>
> BEING the same property conveyed to Donald Lee Chrisman, unmarried, by Warranty Deed from The Tisdale Company, a Tennessee Corporation, dated August 10, 1990, of record in Book 8174, page 710, in the Register's Office of Davidson County, Tennessee.
>
> THE said Donald Lee Chrisman died Testate on April 2, 2018, title then vested in Sanford Wayne Chrisman and Cynthia Chrisman Boyd the only heirs at law of Donald Lee Chrisman. Letters Testamentary were issued to Sanford Wayne Chrisman by the Probate Division of the Circuit Court of Davidson County, Tennessee, Docket No. 18P808. A TennCare Clearance Letter was obtained. See also Affidavits of Heirship being recorded simultaneously herewith in Instrument Nos. 20180925-0095142 and 20180925-0095141, said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 673 and amending previous Plat of record in Book 6900, page 649; Restrictive Covenants of record in Book 7566, page 664; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4056 Calumet Drive, Antioch, TN 37013.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # C-OR-18-4056

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 21st day of September, 2018.

ESTATE OF DONALD LEE CHRISMAN

Sanford W. Chrisman

BY: SANFORD WAYNE CHRISMAN, EXECUTOR

Sanford W. Chrisman

SANFORD WAYNE CHRISMAN

Cynthia Chrisman Boyd

CYNTHIA CHRISMAN BOYD

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

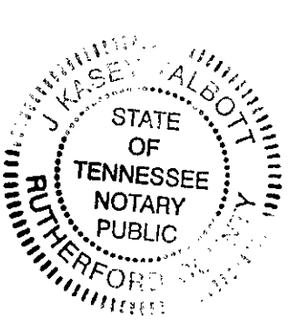
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sanford Wayne Chrisman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument Individually and as Executor of the Estate of Donald Lee Chrisman, and who further acknowledged that he executed the same as his free act and deed and by the authority granted him as Executor of the Estate of Donald Lee Chrisman.

Witness my hand and official seal, this the 21st day of September, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)



STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

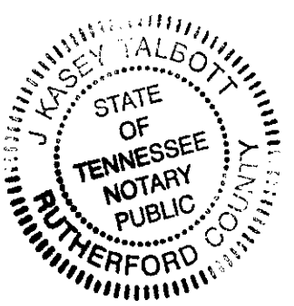
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Chrisman Boyd, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of September, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL))




AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

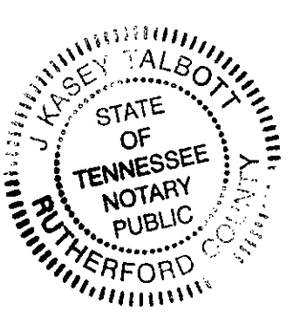
I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $214,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of September, 2018.

Notary Public

My commission Expires: May 15th, 2021




File No. 20180719