WARRANTY DEED

Karen Johnson Davidson County
Batch# 198439 DEEDWARR
02/25/2019 10:12:08 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190225-0016650

J-TP-19-1517-H

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

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)
Tony Pegues and Zachary Boetcher	**New Owner**	
(NAME)	(NAME)	
1517 McKennie Ave		**083-02-0-236.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JOSEPH A. SHORT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TONY PEGUES AND ZACHARY BOETCHER,** 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:

Lot 19, JAMES J. PRYOR'S HEIRS Plan of Lots, as shown on plat of record in Plat Book 843, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelvin A. Short and Cleveland Short, jr., by Warranty Deed from W. C. Magers and wife, Ruby Magers, of record in Book 7537, Page 848, in the Register's Office of Davidson County, Tennessee, dated April 21, 1988 and recorded on May 06, 1988.

Being the same property conveyed to Kelvin A. Short, by Quit Claim Deed from Cleveland Short, III, Melvin D. Short, Valerie Short/Gentry and Theresa Short Floyd, of record in Instrument No. 20080606-0058112, in the Register's Office of Davidson County, Tennessee, dated April 28, 2008 and recorded on June 06, 2008.

Being the same property conveyed to Kelvin A. Short and Elaina G. Short, husband and wife, by Quit Claim Deed from John T. Cook, Trustee, of record in Instrument No. 20080611-0059977, in the Register's Office of Davidson County, Tennessee, dated May 09, 2008 and recorded on June 11, 2008.
The said Elaina G. Short having since died on August 13, 2012, leaving Kelvin A. Short as the surviving tenant by the entirety.
The said Kelvin A. Short having since died intestate on December 29, 2016, leaving Joseph A. Short as his sole heir as noted in Affidavit of Heirships of record in Instrument No.
20190225-0016648 &
20190225-0016649, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JAMES J. PRYOR'S HEIRS, as recorded in Plat Book 843, Page(s) 41.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1517 McKennie Ave, Nashville, Tennessee 37206**.

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 21st DAY OF FEBRUARY, 2019.

Joseph A. Short

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH A. SHORT, 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 21st of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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