Karen Johnson Davidson County
Batch# 272689 DEEDWARR
08/16/2019 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20190816-0082187

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

(Affiant)

Sworn to and subscribed before me this 15th day of August, 2019.

Notary Public

My commission expires: 2/1/23

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Logan Short (NAME)	**Logan Short** (NAME)	**133-4/44.00**
89 McCall Street (ADDRESS)	**89 McCall Street** (ADDRESS)	
Nashville, TN 37211 (City) (State) (Zip)	**Nashville, TN 37211** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Douglas Ray Carpenter III and Hannah C. Carpenter**, a married couple, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Logan T. Short**, an unmarried man, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 137 on the Plan of Glencoe Acres Section 1 of record in Plat Book 1835, pages 137 and 138, 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 all the same property conveyed to Douglas Ray Carpenter III and Hannah C. Carpenter by deed from Amanda Dean, Trustee of the 89 McCall Street Trust, of record in Instrument No. 20170404-0032901,said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to the plan of record in Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

2. Subject to spousal rights, if any, not conveyed in deed of record in Book 10046, Page 907, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of August, 2019.

_____(SEAL)
Douglas Ray Carpenter III

_____(SEAL)
Hannah C. Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2019, before me personally appeared Douglas Ray Carpenter III and Hannah C. Carpenter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of August, 2019.

Heather R Hunter
Notary Signature
My commission expires: July 24, 2022

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201908160082187

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

