Karen Johnson Davidson County
Batch# 297383 DEEDWARR
10/07/2019 02:54:57 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20191007-0102675

State of Tennessee
County of Madison

The actual consideration or value, whichever is greater, for this transfer is **$575,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

MEGAN RAE DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY
MY COMMISSION EXPIRES 8-27-2022

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Douglas F. Short	Douglas Short	**131-03-0F-003.00 CO**
105 Oak Meadows Lane	820 Mary Key Dr	
Nashville, TN 37215	Humboldt TN 38343	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carolyn Wood, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas F. Short and Anne A. Short, husband and wife

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 Unit No. 101, together with the appurtenant interest in the common elements of Oak Meadows Condominium Apartments, a horizontal property regime established by Master Deed, of record in Book 6441, page 69, amended in Book 7395, page 398, re-recorded in Book 7444, page 448, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to CAROLYN WOOD, MARRIED, by deed from STEVEN CRAIG PICKLE EXECUTOR OF THE ESTATE OF CHARLOTTE ELIZA PICKLE, of record in Instrument No. 20190325-0026583, dated March 21, 2019, said Register's Office.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **105 Oak Meadows Lane, Nashville, TN 37215**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 26th day of September, 2019.

Carolyn Wood

Carolyn Wood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carolyn Wood**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2019.

Kim Sewell

Notary Public

My Commission Expires: 8/7/23

