NEW OWNER:
JOHN J. MEYERS
9072 CANDLERIDGE STREET
PICKERINGTON, OH 43147

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1467

Map & Parcel
087050A121.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 317218 **DEEDWARR**
11/19/2019 08:33:38 AM 3 pgs
Fees: $18.00 Taxes: $869.13
20191119-0119023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars ($234,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NATHAN SHORT and DEBORAH SHORT, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN J. MEYERS and TIFFANY A. MEYERS, a married couple,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 149 on the plan of Farmingham Woods, Phase III, a Planned Unit Development, as shown on the plat of the same of record in Plat Book 7900, Page 554, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to NATHAN SHORT and DEBORAH SHORT by Quitclaim Deed from Daryl Spicer, dated April 25, 2019, and of record in Instrument No. 20190426-0038641, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Daryl Spicer by Trustee's Deed from James E. Albertelli, P.A. d/b/a ALAW, Trustee, dated April 23, 2019, and of record in Instrument No. 20190426-0038640, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mark E. Elgin, an unmarried man by Warranty Deed from Johnny Elgin and Kay Elgin, husband and wife, dated September 8, 2015, and of record in Instrument No. 20150910-0091810, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **4067 FARMINGHAM WOODS DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 554, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 31st day of October, 2019.

NATHAN SHORT

DEBORAH SHORT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NATHAN SHORT and DEBORAH SHORT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2019.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$234,900.00**.

AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022