WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00.

Affiant

Subscribed and sworn to me on 09/09/20.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 478033 DEEDWARR
09/17/2020 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20200917-0106727

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Diana Rose Short Zachary Austin Short 7305 S. Colony Ct. Nashville, TN 37221	New owner	155 08 0B 038.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Ettinger and Tammi Ettinger, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Diana Rose Short and Zachary Austin Short, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Phase 1, South Colony at River Bend, a Planned Unit Development, of record in Book 6900, Page 271, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John Ettinger and Tammi Ettinger, Husband and wife, by Warranty Deed from Lauren A. Edmonds and Jesse W. Edmonds, Wife and Husband, of record in Instrument No. 20161102-0115640, in the Register's Office of Davidson County, Tennessee, dated November 01, 2016 and recorded on November 02, 2016. Also see Scrivener's Affidavit recorded in Instrument No. 20161102-0116090, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 7305 S. Colony Ct., Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 09/09/2020.

John Ettinger

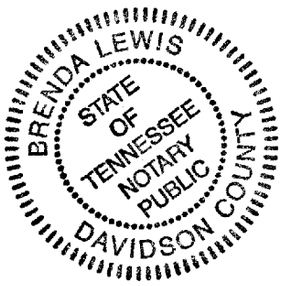
Tammi Ettinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/09/20, before me personally appeared John Ettinger and Tammi Ettinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/09/2020.

NOTARY PUBLIC



My Commission Expires: 11-8-2021

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212