NEW OWNER:
NATHAN SHORT
1016 LOCUST GROVE RD
WATERTOWN, TN 37184

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: 21-0598

Map & Parcel
108-16-243.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 627244 **DEEDWARR**
05/03/2021 09:15:50 AM 3 pgs
Fees: $18.00 Taxes: $730.75

20210503-0058681

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Seven Thousand Five Hundred and 00/100 Dollars ($197,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES DANIEL MCCAIN, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **NATHAN SHORT and DEBBIE SHORT, husband and wife,** ("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. 126A on the plan of Percy Priest Woods, Section 4, Zone Lot Division of Lots 111, 112, 124, 125 and 126, as shown on the plat of the same of record in Book 6900, Page 64, 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 JAMES DANIEL MCCAIN, now a single person, by Warranty Deed from CINDY LYNN MCCAIN, now a single person, dated January 15, 1997, and of record in Book 10355, Page 631, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to James Dan McCain and wife, Cindy L. McCain by Warranty Deed from Robert E. LaBrec and wife, Ithaca LaBrec, dated January 12, 1988, and of record in Book 7449, Page 254, 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 more commonly known as **206 WOODMAKER COURT, NASHVILLE, TN 37214**.

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 Book 6900, Page 64, 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 MY SIGNATURE hereto this 29th day of April, 2021.

James Daniel McCain

JAMES DANIEL MCCAIN

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 29th day of April, 2021.

NOTARY PUBLIC

My commission expires:

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

****

The actual consideration or value, whichever is greater, for this transfer is **$197,500.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of April, 2021.

NOTARY PUBLIC

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

My commission expires: _____