# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/06 10:29 2 pgs
Fees:13.00 Taxes:462.50
20060831-0107611

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/3/10
(AFFIX SEAL)

VICKI BENJAMIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Kaul | SAME | 72-5/45.00 |
| (NAME) | (NAME) | |
| 3008 Ambrose Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20061983 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, 3 DR Investments, a partnership composed of Henry C. Dorris, Richard Dorris, Jonathan Dorris and Lynn Dorris**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Kaul, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 3008 Ambrose Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we 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 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 29th day of August, 2006.

3 DR Investments, a partnership composed of Henry C. Dorris, Richard Dorris, Jonathan Dorris and Lynn Dorris

By: Henry C. Dorris, Partner

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Henry C. Dorris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 3 DR Investments, a partnership composed of Henry C. Dorris, Richard Dorris, Jonathan Dorris and Lynn Dorris, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal this 29th day of August, 2006 at Springfield, Tennessee.

Commission expires:

2/3/10




Vicki Benjamin

Notary Public

**EXHIBIT A**

A certain tract or parcel of land in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 13 on the Plan of Rothwood Subdivision, Section One, of record in Plat Book 1424, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING all of the same property conveyed to 3 DR Investments, a partnership composed of Henry C. Dorris, Richard Dorris, Jonathan Dorris and Lynn Dorris by Warranty Deed from Stephen B. Petty, unmarried, dated July 20, 2000 and filed of record in Book 20000721-0071954, Register's Office for Davidson County, Tennessee.

Property commonly known as 3008 Ambrose Ave., Nashville, Tn 37207.