BILL GARRETT, Davidson County
Trans:T20110036292 DEEDWARR
Recvd: 06/17/11 09:24 2 pgs
Fees:13.00 Taxes:1665.00
20110617-0046519

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 094130
PARCEL: 119.00
GROUP:

New Owners Address & Send Tax Bills to:
Kenneth S. Doran
319 Hermitage Avenue
Nashville, TN 37210

WARRANTY DEED

THIS INDENTURE, made this 16th day of June, 2011 between

Jack Davis, Jr.

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kenneth S. Doran, a married man

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being Lot No. 1 on the Plan of Hermitage Addition Subdivision, Block "L," Second Revision of part of Lots 11, 12, 13, 14, and 15 of record in Book 4770, Page 196, described as follows:

Beginning at a concrete monument in the Southeasterly margin of Hermitage Avenue at the entrance of Little Green Street; thence with the margin of said Avenue, North 57 degrees East 142.99 feet to a monument; thence South 47 degrees 01 minutes East 115.44 feet to an iron pin; thence South 57 degrees West 175 feet to an iron pin in the Northeasterly margin of Little Green Street; thence with the same, North 47 degrees 01 minutes West 83.44 feet to an iron pin at the beginning of a curve; thence around said curve, Northwesterly 45.38 feet to the point of beginning.

Being the same property conveyed to Jack Davis, Jr. by Quitclaim Deed from Carey R. Gates, dated October 1, 2010 and being of record in Instrument Number 20101006-0080143, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and

right to convey the same, and that said premises are free from all encumbrances except the 2011 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jack Davis Jr.

Jack Davis, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jack Davis, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of June, 2011.

Karen B. Heavener

Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $450,000.00.

Affiant Jack Davis Jr.

Sworn to and subscribed before me, this 16th day of June, 2011.

Karen B. Heavener

Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/11