WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRES-11-2704

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Dorris and Emily Dorris	David Dorris and Emily Dorris	
2704 Belmont Blvd	(NAME) 2704 Belmont Blvd	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	11704020100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AARON WHITE AND RACHEL WHITE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID DORRIS AND WIFE, EMILY DORRIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, PLAN OF VICTORIA PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 10, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM HARRY STEPHEN AVERY AND WIFE, HAYDEN SMITH AVERY TO AARON WHITE AND WIFE, RACHEL WHITE AND HUNTER CONNELLY AND WIFE, KATTY CONNELLY AS RECORDED ON THE 10TH DAY OF JANUARY, 2002 IN INSTRUMENT NO. 20020110-0004020; WARRANTY DEED FROM HUNTER CONNELLY AND WIFE, KATTY CONNELLY TO JOSHUA D. WHITE AND WIFE, HILLARY S. WHITE AS RECORDED ON THE 13TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030513-0064418 AND QUITCLAIM DEED FROM JOSHUA D. WHITE AND WIFE, HILLARY S. WHITE TO AARON WHITE AND WIFE, RACHEL WHITE AS RECORDED ON THE 11TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080311-0024536, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 10; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2704 Belmont Blvd, Nashville, Tennessee 37212

(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs 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.

BILL GARRETT, Davidson County
Trans:T20110037191 DEEDWARR
Recvd: 06/21/11 15:36 2 pgs
Fees:13.00 Taxes:1720.50

20110621-0047615

Witness my/our hand(s) this 15th day of June, 2011.

Aaron White

Rachel White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron White and Rachel White, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903