WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046168 DEEDWARR
Recvd: 07/29/11 11:49 2 pgs
Fees:13.00 Taxes:389.24
20110729-0058309

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$89,000.00~~ $105,200.00 SR

Affiant

Subscribed and sworn to before me this 25 day of July, 20 11.

Notary Public
My Commission expires: 5/8/2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephanie K. Sefcik	Stephanie Sefcik	119-05-0-344.00
211 Joyner Avenue	211 Joyner Ave	
Nashville, TN 37210	Nashville, TN 37210	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nick Dorroll**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephanie Sefcik, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: * married

Being in the 6th (Formerly 9th) Civil District of Davidson County, Tennessee, being Lot No. 14 and part of Lot No. 13 of Block No. 2 fronting on the southerly side of Joyner Avenue in the Resubdivison of Blocks 1 and 2, Cumberland Nurseries, Lot No. 14 fronts 50 feet on the south side of Joyner Avenue and runs back 150 feet to an alley. The western 25 feet of Lot No. 13 fronts 25 feet on the south side of Joyner Avenue and runs back between parallel lines 150 feet to an alley, recorded in Book 161,page 35, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nick Dorroll, married, from PTE Development, LLC, by deed on January 21, 2011, of record in Instrument Number 20110131-0008596, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 35, Register's Office Davidson County, Tennessee.

This is improved property known as: **211 Joyner Avenue, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 25, 2011.

Nick Dorroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nick Dorroll** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 25, 2011

My commission expires 8/23/11

Notary Public

