WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/12 11:57 2 pgs
Fees:13.00 Taxes:82.33
20120312-0021250

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$22,250.00.**

Affiant

Subscribed and sworn to before me this 5th day of March, 2012

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Nick Dorroll	SAME	105-07-0-131.00
718 Thompson Lane, Ste. 108-175		
Nashville, TN 37204		

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, **Vicki Ann Smotherman Golden, Susan Elaine Johnson Crocker, Anthony Wayne Johnson, Julie Gay Johnson Pruter, Larry Steven Johnson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nick Dorroll**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the Southerly 50 feet of the Northerly 100 feet of the Easterly part of Block "F" on the plan of Merritt and Hagan Land, of record in Minute Book "N" , page 241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Block "F" fronts 50 feet on the westerly side of Pillow Street and runs back between parallel lines, parallel with and 200 feet north of the northerly margin of Merritt Avenue, 191 feet to an alley.

Being the same property conveyed to Oscar Ramsey and wife, Ruth W. Ramsey, by deed of record in Book 1323, page 144, Register's Office for Davidson County, Tennessee. The said Oscar Ramsey having died leaving property to Ruth W. Ramsey by right of survivorship. And further conveyed to Dorothy J. Johnson by Quitclaim Deed from Ruth W. Ramsey of record in Book 6323, page 91, said Register's Office. Dorothy J. Johnson died intestate on January 7, 2010, leaving as her heirs-at law, her five children; Vicki Ann Smotherman Johnson, Larry Steven Johnson, Anthony Wayne Johnson, Susan Elaine Johnson Crocker and Julie Gay Johnson Pruter. Affidavit of Inheritance of record in Instrument Number 20101210-0098712, said Register's Office. And also referenced by Affidavit of Heriship of record in Instrument Number 20120312-0021249 **, said Register's Office.**

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 "N", page 241, County Court of Davidson County, Tennessee.

This is improved property known as: **1315 Pillow Street, Nashville, TN 37203**

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 March 5, 2012.

Vicki Ann Smotherman Golden

Susan Elaine Johnson Crocker

Julie Gay Johnson Pruter

Larry Steven Johnson

Anthony Wayne Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Vicki Ann Smotherman Golden, Susan Elaine Johnson Crocker, Anthony Wayne Johnson, Julie Gay Johnson Pruter, Larry Steven Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 5, 2012

My commission expires: 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY