WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-BR-12-1315

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
Richard Bacon	Richard Bacon	
1315 Pillow Street (ADDRESS)	84 ALTENTANN (NAME)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (ADDRESS) (CITY) (STATE) (ZIP)	10507013100

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we NICK DORROLL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD BACON, 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 SITUATED IN DAVIDSON COUNTY, TN:

BEING THE SOUTHERLY 50 FEET OF THE NORTHERLY 100 FEET OF THE EASTERLY PART OF BLOCK F, MERRITT AND HAGAN LAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK N, PAGE 241, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

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 NICK DORROLL BY DEED OF RECORD AT INSTRUMENT NO. 20120312-0021250, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK N, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1315 Pillow Street, Nashville, Tennessee 37203
(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:T20120025099 DEEDWARR
Recvd: 04/05/12 14:33 2 pgs
Fees:13.00 Taxes:111.00
20120405-0029353

Witness my/our hand(s) this 30th day of March, 2012.

Nick Dorroll

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nick Dorroll, 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 30th day of March, 2012.

Notary Public

My Commission Expires:

(SEAL)



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