WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $510,000.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2013.

Notary Public
My Commission expires: 3/18/14
(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:
Paul A. Kramer	New Owner	105-01-00143.00
1030 Villa Place		
Nashville, TN 37212		

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 and Aimee Dorroll, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul A Kramer and Melinda L Turner as Tenants In Common with Rights of Survivorship**** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Husband and Wife

Being Lot No. 110 on the plan of M.A. Spurr's Resubdivision of Lot Nos 8, 74 and 75, of the Boyd Ament Tract, of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nick Dorroll, by deed from R. Michael Hall, on July 31, 2009, of record in Instrument Number 20090804-0073124, Register's Office for Davidson County, Tennessee. And further conveyed to Nick Dorroll and Aimee Dorroll, husband and wife by Quitclaim Deed of record in Instrument Number 20110211-0011987, 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 21, page 83, Register's Office Davidson County, Tennessee.

This is improved property known as: **1030 Villa Place, Nashville, TN 37212**

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 February 15, 2013.

Aimee Dorroll
Aimee Dorroll

Nick Dorroll
Nick Dorroll

BILL GARRETT, Davidson County
Trans:T20130015098 DEEDWARR
Recvd: 02/22/13 14:15 2 pgs
Fees:13.00 Taxes:1887.00
20130222-0018081

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 and Aimee Dorroll, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 15, 2013

My commission expires 7/6/15

Notary Public

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