WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

G-VRES-13-2019

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/ PARCEL NUMBER (S)
Mark H. Dorris (NAME)	Same as New Owner (NAME)	104 16 452.00
2616 Ashwood Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **PHILLIP MAXWELL CARO, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK H. DORRIS, A SINGLE PERSON,** 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 17, RESUBDIVISION OF T.W. CRUTCHER AND CO'S PLAT OF JACOB HOSTETTER'S SUBDIVISION OF LOTS 1, 2 AND OF THE BAIN TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 71, 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 QUITCLAIM DEED FROM SUSAN W. CARO AND ZACHARY W. CARO TO PHILLIP MAXWELL CARO AS RECORDED ON THE 16TH DAY OF JANUARY, 2013 IN INSTRUMENT NO. 20130116-0005139 AND WARRANTY DEED FROM GLENN E. ANDERSON AND WIFE, NANCY N. ANDERSON TO DAVID ALAN CARO AND WIFE, SUSAN W. CARO AS RECORDED ON THE 22ND DAY OF OCTOBER, 1985 IN DEED BOOK 6688, PAGE 686, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 71 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as 2019 Sweetbriar Avenue 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:T20130084885 DEEDWARR
Recvd: 10/01/13 16:07 2 pgs
Fees:13.00 Taxes:1263.55

20131001-0103135

Witness my/our hand(s) this 27th day of September, 2013.

Phillip Maxwell Caro

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Maxwell Caro, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~27th~~ 24th day of September, 2013.

Notary Public

My Commission Expires:

(SEAL)

JESSI J. FAZIO
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/01/2017

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212