This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013050024

Davidson County DEEDWARR
Recvd: 10/30/13 09:29 3 pgs
Fees:18.00 Taxes:1581.57
20131030-0112525

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $427,450.00

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

Sworn to and subscribed before me this 29th day of October, 2013.

Affiant

Notary Public

Address of New Owner:
TLP Ventures, LLC
9405 Clovercroft Road
Franklin, TN 37067

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
118-140-163.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John R. Dorris and wife, Frances S. Dorris**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **T.L.P. Ventures, LLC , a TN limited liability company,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Thompson's Glen Leven Subdivision, as shown on plat of record in Plat Book 3, page 20, Chancery Court in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly margin of McConnell Street 205.5 feet southwestwardly from the southern margin of Caldwell Lane, the southeast corner of Lot No. 9 on said plan; thence southwardly with the westerly line of McConnell Street 220 feet to the northeast corner of Lot No. 11 on said plan; thence westwardly with the line between said Lots 10 and 11, 275 feet to the center of a branch or creek; thence north 31 degrees 30' east with the center of said branch or creek, 120 feet, more or less, thence north 9 degrees east with the center of said branch or creek, 110 feet, more or less, to the southwesterly corner of said Lot No. 9; thence eastwardly with the line between said Lots 9 and 10, 212 feet to the point of beginning, containing 1.13 acres.

Being the same property conveyed to John R. Dorris and wife, Frances S. Dorris by Deed from Henry G. Eggerbert and wife, Mabel Eggerbert of record in Book 4422, page 582, Register's Office for Davidson County, Tennessee, dated June 2, 1970 recorded on June 8, 1970.

This is improved property known as **3713 McConnell Street, Nashville, TN 37204.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29th day of October, 2013.

John R. Dorris

Frances S Dorris

Frances S. Dorris

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, John R. Dorris and Frances S. Dorris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

