THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $465,000.00 Affiant Subscribed and sworn to before me, this 1st day of ~~March~~ April 2014. Notary Public My Commission Expires: 10/10/2016
BILL GARRETT, Davidson County Trans:T20140023036 DEEDWARR Recvd: 04/04/14 15:42 2 pgs Fees:13.00 Taxes:1720.50 20140404-0028401	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Dorris 2107 9th Ave S Nashville, TN 37204	New Owner	Tax Parcel ID No. 105-13-0-302.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MATHEW W. KEARNEY, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DANIEL DORRIS,** *unmarried* ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the south 50 feet of the north 100 feet of Lot number 91 on the map of Waverly Land Company's Plan of Lots called Waverly Place, as of record in Plat Book 57, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to MATHEW W. KEARNEY, by deed from CONNIE HARDIN AND MARY JENKINS HARDIN SHERIFF, of record as Instrument No. 2005116-0138683, dated November 14, 2005, said Register's Office.

TOGETHER WITH A STREET/ALLEY CLOSING IN ORDINANCE NO. 073-611 FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Annie Kearney, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **2107 9th Avenue South, Nashville, TN 37204**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25th day of March, 2014

MATHEW W. KEARNEY

ANNIE KEARNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MATHEW W. KEARNEY and ANNIE KEARNEY,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of March, 2014.



Ashley R. Jeanette
Notary Public
My Commission Expires: 01-06-2015