BILL GARRETT, Davidson County
Trans:T20140029382 DEEDWARR
Recvd: 04/30/14 10:41 2 pgs
Fees:13.00 Taxes:146.15
20140430-0036205

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of April, 2014, by and between Verliria Cross, unmarried, party of the first part, and Nick Dorroll, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the northerly part of lot No. 49 on the Map of J. B. Davis Subdivision, as of record in Book 161, Page 123, described as follows:

Beginning at an iron pin located in the southeasterly intersection of the margins of 24th Avenue, North and Herman Street; thence with the southerly margin of Herman Street north 78 degrees 8' east 73.5 feet to an iron pin thence south 11 degrees 49 ' east 114 feet to an iron pin; thence north 84 degrees 18' west 102.5 feet to an iron pin located in the easterly marin of 24th Avenue , North; thence north 2 degrees 45' east 107 feet with the easterly margin of 24th Avenue, North, to the point of beginning.

Being all or part of the same property conveyed to Verliria Cross by Affidavits of Heirship dated March 24, 2014 of record at Instrument No's 20140430003620 3 & 20140430003620 4 in the Davidson County Register's Office, Tennessee. Being previously conveyed to Willie L. Cross and Marveline J. Cross by virtue of that certain Warranty Deed dated August 22, 1968, at Book 4264, Page 985 in the Register's Office of Davidson County, Tennessee. Willie L Cross died May 2, 1980 leaving Marveline J Cross as the remaining tenant by the entirety. Marveline J Cross died intestate January 27, 2013, leaving Verliria Cross as her sole heir at law.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Verliria Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Verliria Cross and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2014.

Notary Public

My Commission Expires

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address: Nick Dorroll

Tax Parcel No 09207012200

Property Address: 2351 Herman Street
Nashville, TN 37208

MAIL TAX
BILLS TO: Nick Droll
718 Thompson Ln
Ste 108-175
Nashville TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $39,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ash D Page
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of April, 2014.

Notary Public

My Commission Expires

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016