BILL GARRETT, Davidson County
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Fees:23.00 Taxes:1406.00
20140502-0037665

GENERAL WARRANTY DEED

TO: John R. Dorris, Jr. and Sharon H. Dorris

FROM: Robert W. Doyle

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
John R. Dorris, Jr. and Sharon H. Dorris 5033 Ragland Drive Nashville, TN 37220	Same	Map 131-04-0, Parcel 224.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $380,000.00.

Affiant

Sworn to and subscribed before me, this 30 day of April, 2014.

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3-6-18

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert W. Doyle** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **John R. Dorris, Jr. and Sharon H. Dorris** (hereinafter collectively called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This improved property located at 1139 Duncanwood Drive, Nashville, TN 37204.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 30 day of April, 2014.

SELLER:

Robert W. Doyle

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert W. Doyle, 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 seal, at office in Nashville, Tennessee, this 30 day of April, 2014.

Notary Public

My Commission Expires: 3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 58 and part of Lot No. 57 on the Plan of Duncanwood Subdivision, of record in Plat Book 1424, Page 139, Register's Office for said County.

Beginning at a point in the southerly margin of Duncanwood Drive and the westerly margin of Lot 58 proceeding southeasterly with the margin of a curve 181.86 feet to a point; thence from said point 40 ft. to the centerline of a paved ditch being part of Lot 57, then southerly with the centerline of said ditch 275 ft. to a point, thence 98 ft. in a westerly direction to a point, then in a northerly direction 362 ft. to a point of beginning.

Being the same property conveyed to ROBERT W. DOYLE AND WIFE, MARCIA L. DOYLE, by deed from EDWIN S. PYLE AND WIFE, DOROTHY G. PYLE, of record in Book 5510, page 917, dated October 3, 1979, said Register's Office.

Being further conveyed to ROBERT W. DOYLE, by Quitclaim Deed from MARCIA L. DOYLE, of record in Book 5852, page 71, dated January 27, 1982, said Register's Office.

EXHIBIT B

1. Real property taxes for 2014, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 1424, page 139, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 1786, page 178, said Register's Office.

4. Perpetual Easement as set out in the Restrictive Covenants of record in Book 1786, page 178, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 667, said Register's Office.