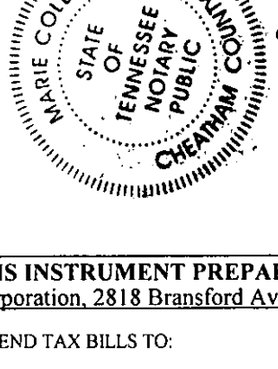
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 16 day of May, 2014.

Notary Public
My Commission expires: 12-15-15
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Paul A. Berard | SAME | 081-15-0-148.00 |
| 1821 Underwood Street | | |
| Nashville, TN 37208 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nick Dorroll**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul A. Berard, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of J.M., J.T. and G.W. Harding's Addition of record in Book 21, Page 80, Register's Office for said County.**

**Said Lot No. 43 fronts 50 feet on the southerly side of Underwood Street, formerly Passaio Street, runs back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Nick Dorroll, from Alfonzo R. Todd, by deed on August 27, 2013, of record in Instrument Number 20130829-0091517, Register's Office for Davidson County, Tennessee.**

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.
- Property Standards Order to Repair Structure on November 28, 2011, of record in Instrument Number 20111129-0092662, Register's Office for Davidson County, Tennessee.
- Property Standards Order for Demolition or Removal of Structure on October 16, 2012, of record in Instrument Number 20121017-0095005, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1821 Underwood Street, Nashville, TN 37208**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

**WITNESS** our hands this May 16, 2014.

**Nick Dorroll**

BILL GARRETT, Davidson County
Trans:T20140038414 DEEDWARR
Recvd: 06/02/14 14:38 2 pgs
Fees:13.00 Taxes:647.50

20140602-0047406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nick Dorroll** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 16, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY