THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County	DEEDWARRSP
Recvd: 06/23/14 08:24	2 pgs
Fees:13.00 Taxes:72.15	
20140623-0054299	

Address New Owner(s)
Nick Dorroll
718 Thompson Lane, Ste. 108-175
Nashville, TN 37204

Send Tax Bills To:
Same

Map & Parcel Nos.:
081-15-0-017.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **UP Development** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Nick Dorroll,** (herein referred to as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 138 on the plan of S.A. Champion's Subdivision, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 138 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Laaland Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to UP Development, by deed from Michael Prather and Gregory Prather, on May 2, 2014, of record in Instrument Number 20140519-0042755, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record.

GRANTOR FURTHER COVENANTS with the said Grantee and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **20th** day of **June, 2014.**

GRANTOR:

UP Development

By Anthony Werthan, Member

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

The actual consideration for this transfer is **$19,500.00**.

Lu Ann Maloney
AFFIANT

Subscribed and sworn to before me, this **20th** day of **June, 2014**.

NOTARY PUBLIC

My Commission Expires:
7/6/15

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of June, 2014, before me, appeared Anthony Werthan, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Member of UP Development and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Anthony Werthan acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:
7/6/15

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

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE