This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Farris Bobango PLC
618 Church Street, Suite 300
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20140075158 DEEDWARR
Recvd: 10/06/14 09:26 4 pgs
Fees:23.00 Taxes:1665.00
20141006-0092561

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
E Trinity LN Projects LLC		**72-5-40.00**
912 McMahan Ave	**(Same)**	**72-5-42.00**
Nashville, TN 37216		

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Estate of Henry C. Dorris** (the "Grantor") by and through the undersigned, **Anne S. Dorris**, as its duly appointed Executrix for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **E Trinity LN Projects LLC,** a Tennessee limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Tract 1:

Land in Davidson County, Tennessee, being part of the westerly part of Business Block "A" and part of a 10-foot alley lying along the northerly margin of Business Block "A" on the plan of Section 1 Rothwood, of record in Book 1424, page 134, Register's Office for said county, described according ot a survey by Robert L. Sylar, dated May 6, 1968, revised by James A. Hamilton, Jr., as follows:

Beginning at an iron pipe in the northerly margin of Trinity Lane at the southwest corner of the John Deal property as agreed on upon by an Agreement between Myers Truck and Caster Company, Inc., and John W. Deal and wife, of record in Book 4557, page 134, said Register's Office; thence with the margin of said Lane N 85°24' W 98.87 feet to an iron pin at the beginning of a curve; thence around said curve northwesterly 28.6 feet ot an iron pin in the easterly margin of Ambrose Avenue; thence with the margin of said Avenue, N 3° E 199 feet to an iron pin in the westerly boundary of Lot No. 10 of said Rothwood Subdivision; thence along a curve, southeasterly 31.34 feet to an iron pin in the southerly boundary of said Lot 10; thence with the same, S 87° E 101.17 feet to an iron pin, being Deal's northwest corner as per

Agreement above refereed to; thence along his line, S 4°14' W 200.45 feet to the point of beginning.

Being the same property conveyed to HENRY C. DORRIS, A ONE-HALF UNDIVIDED INTEREST AND JOHN D. HARRIS, A ONE-HALF UNDIVIDED INTEREST, AS TENANTS IN COMMON, by deed from DESCO, INCORPORATED, A TENNESSEE CORPORATION, of record in Book 5114, page 430, Register's Office for Davidson County, Tennessee. The said JOHN D. HARRIS conveyed his one-half interest by Quitclaim Deed unto HENRY C. DORRIS, of record in Book 6951, page 212, Register's Office for Davidson County, Tennessee. The said Henry C. Dorris having since died testate on August 18, 2013 in Davidson County, Tennessee, and his Last Will & Testament being admitted to probate with the Davidson County Probate Court, Case No. 2013PR-475.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County, as follows:

Beginning at a point in the east margin of Ambrose Avenue, at the corner of Lot Nos. 10 and 11; thence with the line between said lots, easterly 212.7 feet to a point; thence southerly 70 feet to the north line of a 20 foot alley; thence with the margin of the same, westerly 192.7 feet to the beginning of a curve; thence around said curve, northeasterly 31.4 feet to the east margin of Ambrose Avenue; thence with the margin of the same, northerly 50 feet to the point of beginning.

Together with that portion of a 20' alley conveyed to HENRY C. DORRIS by deed of record in Book 10178, page 661, said Register's Office.

Being the same property conveyed to HENRY C. DORRIS, by deed from J.T. MERRYMAN AND WIFE, ELOISE C. MERRYMAN, of record in Book 10178, page 662, dated September 3, 1996, said Register's Office. The said Henry C. Dorris having since died testate on August 18, 2013 in Davidson County, Tennessee, and his Last Will & Testament being admitted to probate with the Davidson County Probate Court, Case No. 2013PR-475.

This is improved property commonly known as: **935 East Trinity Lane, Nashville, Tennessee 37207** and **3002 Ambrose Avenue, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, against the lawful claims of all persons.

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 and including but not limited to: (a) Matters shown on the Plan of record in Book 1424, page 134, said Register's Office (Tracts 1 and 2); (b) Easement Retained and Maintained by Metropolitan Government of Nashville and Davidson County in Ordinance No. 63-103 (Tracts 1 and 2); (c) Easement for cut and fill slopes conveyed to the State of Tennessee by Castleman Construction Company, Inc., of record in Book 4143, page 688, said Register's Office (Tract 1); (d) Easement for sanitary sewer and/or storm drainage conveyed to metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4236, page 241, said Register's Office (Tract 1); (e) 25' setback line form Trinity Lane and 20' setback line from Ambrose Avenue which has been amended to 15' as shown on plan of Owner's Certificate of record in Book 2956, page 629, said Register's Office (this affects the westerly part of Business Block "A" only. There is also a 20' setback line form the 20' ally laying north of Business Block "A" (Tract 1); (f) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4241, page 919, said Register's Office (Tract 2); and All matters shown on the survey dated August 15, 2014 prepared by Clint T. Elliott, RLS No 2347, Job No. 142635.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 30th day of September, 2014.

Estate of Henry C. Dorris

By: Anne S. Dorris
Anne S. Dorris
Its: Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anne S. Dorris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Executrix of the **Estate of Henry C. Dorris**, in its capacity as the Executrix of the Estate of Henry C. Dorris, the within named bargainor, and that as such executrix executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of Henry C. Dorris in its capacity as Executor of said Estate.

Witness my hand and seal, at office in NASHVILLE TN, this 30th day of September, 2014.

Notary Public

My commission expires: MAR. 7, 2017

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value for this transfer of property, whichever is greater is $450,000.00.

Affiant

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

Notary Public
My Commission Expires: 9/30/14

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015