WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $~~70,000.00.~~

Affiant

Subscribed and sworn to before me this 22 day of October 2014

Notary Public
My Commission expires: 10-28-15
(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:
Nathaniel Claybrooks Jr.	SAME	081.14-0-046.00
2412 Scovel 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**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nathaniel Claybrooks Jr., unmarried and Debbi Howard, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on the plan of E.T. Holman's Subdivision of Lots 41, 42 and 43 in Boyd McNairy's Plan, of record in Book 161, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nick Dorroll, by deed from Mildred Wolfe Wardle, Executrix and Co-Trustee and Nancy Wolfe-Sideberry, Co-Trustee of State of Zeadie P. Wolfe a/k/a Zeadie Roberta Wolfe a/k/a Zeadie Perry Wolfe and the Grandchildren's Trust as created by Zeadie Perry Wolfe's Last Will and Testament, dated 6/8/89, on April 2, 2014, of record in Instrument Number 20140407-0028820, 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 Book 161, page 2, Register's Office Davidson County, Tennessee.

This is improved property known as: **2412 Scovel 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 October 22, 2014.

Nick Dorroll

BILL GARRETT, Davidson County
Trans:T20140080765 DEEDWARR
Recvd: 10/27/14 13:57 2 pgs
Fees:13.00 Taxes:259.00
20141027-0098866

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 October 22, 2014

My commission expires 7/6/15

Notary Public

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