WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $27,500.00.

Affiant

Subscribed and sworn to before me this 4th day of March, 2015.

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

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:
Nick Dorroll	SAME	081-11-0-435.00
718 Thompson Lane, Ste. 108-175		
Nashville, TN 37204		

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, **Fredie D. Collier and Carol D. Beard-Collier,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nick Dorroll,** 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 the southeasterly half of Lot No. 185 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 185 fronts 50 feet on the southwesterly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Rochelle Denice Collier by deed of record in Book 8862, page 881, Register's Office for Davidson County, Tennessee. Rochelle Denice died intestate on September 19, 2005 leaving as her only heirs-at-law; Antonio Collier, Trovone Collier and Shanita Collier, as evidenced by Affidavit of Heirship of record in Instrument Number 20071127-0137553, said Register's Office. Property further conveyed to Fredie D. Collier and wife, Annie L. Collier on October 23, 2007 of record in Instrument Number 20071127-0137554, said Register's Office. The said Annie L. Collier having died, leaving propety to Fredie D. Collier by right of survivorship.

Carol D. Beard-Collier joins in this conveyance to convey any and all marital interest she may have in and to said property.

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 21, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **1707 12th Avenue North, 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.

Davidson County DEEDWARR
Recvd: 03/04/15 14:41 2 pgs
Fees:13.00 Taxes:101.75
20150304-0019078

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 March 4, 2015.

Fredie D. Collier

Fredie D. Collier

Carol D Beard-Collier

Carol D. Beard-Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fredie D. Collier and Carol D. Beard-Collier** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 4, 2015

My commission expires 7/6/15

Notary Public

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, Jennifer Pierce, 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: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY