WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $44,000.00.

Carla L. W. Dodd
Affiant

Subscribed and sworn to before me this 31st day of March, 2015

Notary Public
My Commission expires: 7-3-17
(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:
Jeff Middlebrooks	SAME	081-11-0-435.00
197 37th Avenue N.		
Nashville, TN 37209		

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 **Jeff Middlebrooks, married**, 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 Nick Dorroll, by deed from Fredie Collier and Carol D. Beard-Collier, on March 4, 2015, of record in Instrument Number 20150304-0019078, 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 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.

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 27, 2015.

BILL GARRETT, Davidson County
Trans:T20150023641 DEEDWARR
Recvd: 03/31/15 15:14 2 pgs
Fees:13.00 Taxes:162.80
20150331-0027884

Nick Dorroll
Nick Dorroll

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 March 27, 2015

My commission expires 7/6/15

Notary Public

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