WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $198,000.00.

Affiant

Subscribed and sworn to before me this 21st day of April, 2015.

Notary Public

My Commission expires: 10/18/16

(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Brianna Nightingale	Franklin American Mortgage Company	081 · 11 · 0
1700 14th Avenue N	501 Corporate Centre Dr. #400	432.00
Nashville, TN 37208	Franklin, TN 37067	

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 **Brianna Nightingale, unmarried and ~~Asley~~ Ashley Gibson, unmarried, tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the south 40 ft. of the southwesterly 88 feet of Lot No. 198 on the plan of McGavock, Wetmore's and Others Addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 198 fronts 40 feet on the easterly side of 14th Avenue, north and runs back between parallel lines, with the northerly margin of Wheeless Street, 118 feet more or less, to a dead line in the rear.

Being the same property conveyed to Nick Dorroll, from Jamie L. Poole, by deed on June 5, 2013, of record in Instrument Number 20130613-0060190, 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.
- Easement of record in Book 2490, page 437, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1700 14th Avenue N, 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 April 21, 2015.

Nick Dorroll

BILL GARRETT, Davidson County
Trans:T20150031212 DEEDWARR
Recvd: 04/24/15 10:59 2 pgs
Fees:13.00 Taxes:732.60

20150424-0036857

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 April 21, 2015

My commission expires 7/6/15

Notary Public

