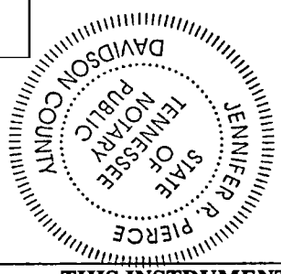
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/15 08:24 2 pgs
Fees:13.00 Taxes:172.27
20150805-0077587



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$46,560.00.**

Affiant

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

Notary Public
My Commission expires: 11-6-17
(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:
Garland Capital, LLC	SAME	081-15-0-448.00
421 Avoca Ave.		
Nashville, TN 37203		

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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Garland Capital, LLC**, 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 Lot No. 59 on the plan of George Shields Addition to Nashville, of record in Book 57,p age 62, Register's Office for said County.

Said Lot No. 59 fronts 50 feet on the northerly margin of Heiman Street and extends back between parallel lines 140 feet to an alley.

INCLUDED IN THE ABOVE CONVEYANCE BUT EXPRESSLY EXCLUDED HEREWITH is the following:
Beginning at a point in the existing southerly right-of-way of Heiman Street, said point being the northwesterly corner of Parcel 447, on Tax Map 81-15, of record in Book 1725, page 152, Register's Office for Davidson County, Tennessee; thence, South 08 degrees 50 minutes 41 seconds East, 3.91 feet to a point; thence, with a curve to the left having a central angle of 29 degrees 17 minutes 54 seconds and a radius of 25.00 feet for a distance of 12.78 feet, more or less, thence, North 77 degrees 52 minutes 25 seconds East, 12.25 feet to the point of beginning and containing 17.01 square feet, more or less.

Being the same property conveyed to Nick Dorroll, from Robert N. Moore Jr., by deed on July 10, 2014, of record in Instrument Number 20140714-0061474, Register's Office for Davidson County, Tennessee.

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 Plat Book 57, page 62, Register's Office Davidson County, Tennessee.

This is unimproved property known as: **1903 Heiman 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 July 31, 2015.

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 July 31, 2015

My commission expires 7/8/19

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