G-27494-3
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150066998 DEEDWARR
Recvd: 08/12/15 09:21 2 pgs
Fees:13.00 Taxes:155.40
20150812-0080553

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$42,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of July, 2015

Notary Public
My Commission expires: (Affix Seal)

HOUSTON W. HOWELL NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2017

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:
Kristin M. Hostettler	SAME	092-07-0-122.00
421 East Iris, Ste 300		
Nashvilel, 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, **Nick Dorroll**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristin M. Hostettler and William R. Hostetller Jr., Michael H. Read**, tenants in common each as to an undivided one-third (1/3) interest , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly part of Lot No. 49 on the Map of J.B. Davis Subdivision, as of record in Book 161, page 123, described as follows:

Beginning at an iron pin located in the southeasterly intersection of the margins of 24th Avenue, North and Herman Street; thence with the southerly margin of Herman Street, north 78° 8' east 73.5 feet to an iron pin; thence south 11° 49' east 114 feet to an iron pin; thence north 84° 18' west 102.5 feet to an iron pin located in the easterly margin of 24th Avenue North; thence north 2° 45' east 107 feet with the easterly margin of 24th Avenue, North, to the point of beginning.

Being the same property conveyed to Nick Dorroll, by deed from Verliria Cross, on April 28, 2014, of record in Instrument Number 20140430-0036205, 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 123, Register's Office Davidson County, Tennessee.

This is improved property known as: **2351 Herman 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 24, 2015.

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 24, 2015

My commission expires 7/8/19

Notary Public

