WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

G-VRES-15-2700

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Dorris and Sara Grace Dorris	**New Owner**	
(NAME)	(NAME)	**117-4-167.00**
2700 Oakland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FRED O. ELLIS, JR. AND MARGARET ELLIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK DORRIS AND WIFE, SARA GRACE DORRIS,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 and the Northerly half of Lot No. 41 on the Map of Belmont Terrace, as of record in Book 421, Page 101, described as follows: Beginning at the Southwest corner of Rosewood Avenue and an alley; being the Northeast corner of said Lot No. 42; thence with the Southerly margin of Rosewood Avenue, Westerly 160.2 feet to the beginning of a curve; thence around said curve in a Southwesterly direction, 15.5 feet to the Easterly margin of Oakland Avenue; thence with the Easterly margin of said Avenue, Southerly 65.2 feet to the center of the front of said Lot 41; thence Easterly through the center of said lot, 170 feet to the Westerly margin of an alley; thence with the Westerly margin of said alley, Northerly 75 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Fred O. Ellis, Jr. to Fred O. Ellis, Jr. and wife, Margaret Ellis, as recorded on the 3rd day of February, 1983 in Deed Book 6001, Page 984 and Warranty Deed from Fritz J. Schubert and wife, Carol B. Schubert to Fred O. Ellis, Jr., as recorded on the 9th day of January, 1978 in Deed Book 5241, Page 348, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 421, Page 101, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2700 Oakland Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20150086241 DEEDWARR
Recvd: 10/09/15 10:49 2 pgs
Fees:13.00 Taxes:2771.30
20151009-0103112

Witness my/our hand(s) this the 7th DAY OF OCTOBER, 2015.

Fred O. Ellis, Jr.

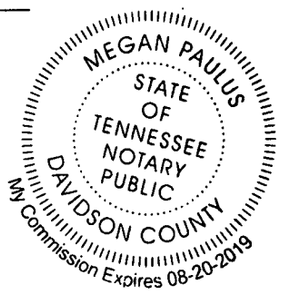
Margaret Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED O. ELLIS, JR. AND MARGARET ELLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212