WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160004050 DEEDWARR
Recvd: 01/15/16 13:38 2 pgs
Fees:13.00 Taxes:882.08
20160115-0004449

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$238,400.00.**

Affiant

Subscribed and sworn to before me this 12th day of January 2016

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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:
Greg Andricopulos	new owner	105-09-0-266.00
1027 Wade Avenue		
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, **Aimee Dorroll**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Greg Andricopulos, a single man, and Tammy Brody, a single woman, as joint 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 West 1/2 of Lot No. 21 on the plan of A.V. Jones Subdivision of Jones and Dudley's Addition, of record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot fronts 40.95 feet on the South side of Wallace Street or Avenue and runs back between parallel lines, along the Easterly margin of 11th Avenue South, 150 feet to an alley.

Being the same property conveyed to Nick Dorroll, by deed from DLJ Mortgage Capital, Inc., on July 12, 2011, of record in Instrument Number 20110720-0055598, Register's Office for Davidson County, Tennessee. And further conveyed to Aimee Dorroll by Quitclaim Deed from Nick Dorroll on December 30, 2011 of record in Instrument Number 20120103-0000323, said Register's Office.

Grantor warrants that she 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 57, page 148, Register's Office Davidson County, Tennessee.

This is improved property known as: **1027 Wade Avenue, Nashville, TN 37203**

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 January 12, 2016.

Aimee Dorroll
Aimee 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 **Aimee Dorroll** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 12, 2016

My commission expires 7/8/19

Notary Public

