WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/16 11:13 3 pgs
Fees:18.00 Taxes:786.25
20160603-0056187

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$212,500.00.**

Affiant

Subscribed and sworn to before me this 27th day of April, 2016

Notary Public
My Commission expires: 2-22-2020
(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:
Apex Building Solutions, LLC	SAME	105-05-0-384.00
6064 Central Pike		
Mount Juliet, TN 37122		

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 and Nick Dorroll, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Apex Building Solutions, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the plan of Bransford Realty Company's subdivision of Lot No. 3 in Jones and Dudley's addition, of record in Book 421, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 36.75 feet on the North side of Fairview Avenue and extends back northwardly between parallel lines 150 feet, more or less, to an alley in the rear.

Being the same property conveyed to Nick Dorroll and wife, Aimee Dorroll, by deed recorded in October 29, 2015, of record in Instrument Number 20151029-0110180, 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 Book 421, page 71, Register's Office County, Tennessee.

This is improved property known as: **1014 Argyle 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 April 27, 2016.

Aimee 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 **Aimee Dorroll and Nick Dorroll, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 27, 2016

My commission expires 7/8/19

Notary Public



TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

