BILL GARRETT, Davidson County
Trans:T20160107446 DEEDWARR
Recvd: 12/07/16 09:29 2 pgs
Fees:13.00 Taxes:2627.00
20161207-0128299

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $710,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2016.

Notary Public

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Anna Dorris and Daniel Dorris	New Owner	**105-13-0-395-00**
853 Glen Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James E. Rossi, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Anna Dorris and Daniel Dorris, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 93 on the Plan of Waverly Place of record in Plat Book 57, Page 95, and as resubdivided by plat of record in Book 3500, Page 30, in the Register's Office for Davidson County, Tennessee,

BEGINNING at a concrete monument on the southerly margin of Glen Avenue, said monument being located approximately 65.7 feet east of the intersection of Glen Avenue and 9th Avenue South (formerly Kirkman); thence northwesterly 8.5 feet east to an iron pin; thence in a left arc, on a curve with a 50 foot radius, 114.2 feet to an iron pin on the easterly margin of 9th Avenue South; thence along said margin, southwardly 152 feet to an iron pin at the northerly margin of an alley; thence eastwardly along said margin 9 feet to a concrete monument; thence northeastwardly 200 feet to a concrete monument, the point of beginning.

BEING the same property conveyed to James E. Rossi, unmarried by Warranty deed from Bradford G. Northcut, unmarried, and Christopher Strickland, unmarried, of record as Instrument No. 20120430-0036806 Register's Office for Davidson County.

This has never been the marital residence of Grantor and his spouse.

This is improved property known as 853 Glen Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of December, 2016.

James E. Rossi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James E. Rossi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of December, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 816053

SP 11/2015