WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176104

WARRANTY DEED

HUTCH HENDERSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

X Peter Zahree
Affiant

Subscribed and sworn to before me this 5th day of April, 2017.

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: Mill.Ins.,LLC	MAP & PARCEL NUMBER:
Millionaires Institution, LLC	SAME c/o Peter Zahree	081-11-0-167.00
10521 Cogswell Avenue	329 Bridgewood Dr.,	
Las Vegas, NV 89134	Nashville, TN 37217	

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

Being a certain tract or parcel of land situated in Davidson County, Tennessee, and being part of Lot No. 400 on the Plan of McGavock Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock, as of record in Book 21, Page 41, in the Register's Office of Davidson County, Tennessee.

BEGINNING on the Easterly margin of 18th Avenue North, as widened, at its intersection with the southerly margin of the first alley north of Wheless Street; thence with the southerly margin of said alley eastwardly to the westerly margin of another alley; the northeast corner of Lot No. 400; thence with the westerly margin of the last mentioned alley, southwardly 60 feet; thence westwardly and parallel with the southerly margin of the first mentioned alley, to the easterly margin of 18th Avenue North, as widened; thence with said Avenue, northwardly 60 feet, more or less, to the beginning.

Being the same property conveyed to Nick Dorroll and wife, Aimee Dorroll by Warranty Deed from PAC-PERL, LLC, dated March 22, 2013, recorded March 28, 2013, of record in Instrument No. 20130328-0030291, Register's Office for Davidson County, Tennessee.

**** NOTE** With this conveyance, legal description is being corrected due to Scrivener's Error in prior deed.**

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 21, page 41, Register's Office Davidson County, Tennessee.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1712 Doctor D.B. Todd Junior Boulevard, 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.

BILL GARRETT, Davidson County
Trans: T20170029882 DEEDWARR
Recvd: 04/10/17 10:08 2 pgs
Fees: 13.00 Taxes: 425.50
20170410-0034681

WITNESS our hands this April 5, 2017.

Nick 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 **Nick Dorroll and wife, Aimee Dorroll** 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 5, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY