# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/19/18
(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

A-KG-17-1825A

**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) |
|---|---|---|
| **Brian T. Dorgan and Katherine A. Sbarra** | **New Owner** | |
| (NAME) **1825 A 9th Ave N** | Bill Garrett Davidson County<br>Batch# 3814 **DEEDWARR**<br>09/22/2017 12:26:16 PM 2 pgs<br>Fees: $13.00 Taxes: $1,831.50<br>20170922-0097509 | **081-08-3D-001.00** |
| (ADDRESS) **Nashville, TN 37208** | | |
| (CITY) (STATE) (ZIP) | (CITY) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN T. DORGAN AND KATHERINE A. SBARRA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1825 9th Avenue North Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160429-0042369 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cullom I. Bradford a single person by Warranty deed from Henry E. Green, Jr. and wife, Olivia E. Green of record in Instrument No. 20020801-0092476 Register's Office for Davidson County, Tennessee, dated July 22, 2002 and recorded on August 01, 2002.

Being a portion of the same property conveyed to Eric Sox and George Brandt, joint tenants with right of survivorship by Substitute Trustee's deed from John B. Philip, Substitute Trustee of record in Instrument No. 20150729-0074596 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 29, 2015.

Being a portion of the same property conveyed to The Kendrick Group LLC by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20150825-0085909 Register's Office for Davidson County, Tennessee, dated August 24, 2015 and recorded on August 25, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160429-0042369, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1825 A 9th Ave N, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 20 DAY OF SEPTEMBER, 2017.

The Kendrick Group, LLC, a Tennessee Limited Liability Company

BY: _____
Philip W. Kendrick
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP W. KENDRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~22nd~~ 20th of September, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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