Bill Garrett Davidson County
Batch# 33068 DEEDWARR
12/04/2017 03:47:30 PM 2 pgs
Fees: $13.00 Taxes: $562.40
20171204-0123591

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$152,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of November, 2017.

Notary Public
My Commission expires: 7/8/19
(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:
Nick Dorroll	SAME	081-15-0-299.00
4117 Hillsboro Pike #103159		
Nashville, TN 37215	,	

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, **Phillip J. Demaree**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nick Dorroll and Aimee Dorroll, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 44 on the plan of Manlove Heirs, of record in Book 21, page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip J. Demaree, by deed from Kathy A. Helton, on December 12, 2006, of record in Instrument Number 20061215-0154821, 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 21, page 129, Register's Office Davidson County, Tennessee.

This is improved property known as: **1703 Underwood Street, 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.

WITNESS our hands this November 29, 2017.

11/27/17

Philip J. Demaree

STATE OF Washington
COUNTY OF King

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Philip J. Demaree** 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 November ~~29~~ 28th, 2017

My commission expires 12/25/2019

Notary Public

Notary Public
State of Washington
JAEHYANG LEE
MY COMMISSION EXPIRES
December 25, 2019

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021