| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34042-12-2017**<br><br>**Return to:**<br>**Rudy Title and Escrow, LLC**<br>**2012 21st Avenue South**<br>**Nashville, TN 37212**<br>**FILE #: P-ER-17-276** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 20th day of December, 2017.<br><br>Notary Public<br><br>My Commission Expires: 5/18/18 |
|---|---|

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

# WARRANTY DEED

| **Address New Owner:**<br>Mary Armor, Milton P. Armor<br>276 38th Avenue N.<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>new owner | **Tax Information:**<br>Map and Parcel No.:<br>092 13 0 263 00 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doomerville LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Armor**, an unmarried woman and **Milton P. Armor**, an unmarried man, as tenants in common with right of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 276 38th Avenue N., Nashville, TN 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 41107 DEEDWARR
12/27/2017 09:57:52 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20171227-0130984

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 20th day of December, 2017.

Doomerville LLC

BY: Robert D Dougher, President
Robert D. Dougher, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Robert D. Dougher, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Doomerville, LLC, a Tennessee limited liability company and as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the company as President.

Witness my hand, at office, this 20th day of December, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

10-7-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Valley View Subdivision, Section Two, as of record in Plat Book 2330, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Doomerville LLC, a Tennessee limited liability company by Quitclaim Deed dated October 5, 2016 from Robert D. Dougher and wife, Kimberly R. Dougher of record in Instrument No. 20161006-0105874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 092 13 0 263 00.
2. Restrictive covenants contained in an instrument of record in Book 2446, page 146, and Book 2640, page 203, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2330, page 103, Register's Office for Davidson County, Tennessee.