Bill Garrett Davidson County
Batch# 57971 DEEDWARR
02/12/2018 02:48:52 PM 2 pgs
Fees: $13.00 Taxes: $476.38
20180212-0013949

WARRANTY DEED

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$128,750.00.**

Carmen Coats
Affiant

Subscribed and sworn to before me this 8th day of FEBRUARY, 2018

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:	MAP & PARCEL NUMBER:
Room for Hope, LLC	SAME	081-15-0-017.00
4117 Hillsoboro Road, #103		
Nashville, TN 37205		

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, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Room for Hope, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 138 on the plan of S.A. Champion's Subdivision, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 138 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Laaland Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nick Dorroll, from UP Development, by deed on June 20, 2014, of record in Instrument Number 20140623-0054299, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 161, page 132, Register's Office Davidson County, Tennessee.

This is improved property known as: **1518 23rd Avenue North, 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 8th day of February, 2018.

Nick Dorroll

Nick 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** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 8th day of February, 2018

My commission expires 7/8/19

Notary Public

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