True Copy Certification

I, Matthew G. Noggle, 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 TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brooke Stachpole, a notary public for this county and state, Matthew G. Noggle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary Seal

BROOKE STACHPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Bill Garrett Davidson County
Batch# 80365 DEEDWARR
04/12/2018 04:16:30 PM 5 pgs
Fees: $28.00 Taxes: $476.38
20180412-0034743

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

AFFIX SEAL OF

CHRISTOPHER RUSSELL NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew G. Noggle, Esq., 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 04-18-0001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Room for Hope, LLC	Room for Hope, LLC	081-15-0-018.00
(NAME) 2002 Richard Jones Road	(NAME) 2002 Richard Jones Road	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Eight Thousand Seven Hundred Fifty And No/100 Dollars ($128,750.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
NICK DORROLL AND AIMEE DORROLL, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ROOM FOR HOPE. LLC, A TENNESSEE LIMITED LIABILITY COMPANY,
HEREINAFTER CALLED THE GRANTEES, THEIR SUCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof.

unimproved ☐
This is improved ☒ property, known as 1516 23rd Avenue North, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

Grantor hereby warrants that the Property has only been used for commercial purposes and is not, nor has ever been, the residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 12 day of April 2018

Nick Dorroll

Aimee Dorroll

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Lori C Carswell, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Nick Dorroll and Aimee Dorroll, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of April, 2018.

Notary Public

My Commission Expires: 7/5/21

(SEAL)

LORI C. CARSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Lot 139, S.A. CHAMPION'S SUBDIVISION, as shown on plat of record in Plat Book 161, Page 132, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 139 fronts 50 feet on the East side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nick Dorroll, by Warranty Deed from Juan Reina, of record in Instrument No. 20170410-0035044, in the Register's Office of Davidson County, Tennessee, dated April 05, 2017 and recorded on April 10, 2017 and being corrected in Affidavit of Scrivener's Error at Instrument No. 20171228-0131962.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2018 and subsequent years, a lien, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S.A. CHAMPION'S SUBDIVISION, as recorded in Plat Book 161, Page(s) 132, in the Register's Office of Davidson County, Tennessee.