WARRANTY DEED

Karen Johnson Davidson County
Batch# 285619 DEEDWARR
09/16/2019 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20190916-0093396

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$480,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of September, 2019.

Notary Public
My Commission expires: 8/1/22
(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	CapStar Bank	135-00-0-236.00
4117 Hillsboro Pike #103159	P.O. Box 305065	
Nashville, TN 37215	Nashville, TN 37230	

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, **L.C. Anderson, as Trustee for the L.C. Anderson Living Trust, Dated December 29, 2003**, 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:

A certain tract or parcel of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Murfreesboro Pike at the intersection of the center line of Smith Springs Road, running thence with the center of Smith Springs Road South 89 deg. East 75.20 poles to a stone, the northeast corner of the old Una School property and Myrick's northwest corner; thence, with the westerly line of the Myrick property, South 2 1/2 deg. West 55.84 poles to a stone in Mrs. Mollie Rucker's north line; thence, with Rucker's northerly line North 89 deg. West 45.11 poles, to the center of the Murfreesboro Pike; thence, with the center of said pike in a northwesterly direction to the beginning containing 19 acres more or less, and being the same land conveyed to Mrs. J Morton McLaughlin by J. Morton McLaughlin, by deed of record in Book No. 772, Page 258, Register's Office of Davidson County, Tennessee, and to J.M. McLaughlin by County Board of Education of Davidson County, Tennessee, by deed recorded in Book No. 564, Page 114, Register's Office of Davidson County, Tennessee.

Copied from Book No. 564, Page 114, Registered April 29, 1921, the Davidson County Board of Education deed to Dr. J.M. McLaughlin.

Two tracts of land adjoining each other and comprising what is known as the old Una Public School lot in the second, formerly fifth district of said County, respectively by W.W. Lyle, by deed recorded in Book 67, Page 167, R.O.D.C. and by C.J. Ellis and wife, by deed recorded in Book 118, Page 287, R.O.D.C., said two tracts of land are described as a whole as follows: Beginning in the center of the Smith Springs Road, said point being the northeast corner of the original school lot, running thence; South 2 1/2 deg. West 15 poles with L.B. Myrick's west boundary line to a point; thence, South 2 deg. West 5.43 poles to a post; thence North 88 deg. West 14.43 poles to a point; thence North 2 deg. East 20.43 poles, to the center of the Smith Springs Road; thence with the center of said road South 88 deg. East 13.43 poles to the beginning, containing 1 3/4 acres.

Included in this description, but expressly excluded from this conveyance is the land described and conveyed to the Metropolitan Government of Nashville and Davidson County, by those certain warranty deeds of record in Book 1199, Page 63 (4 acres), Book 1941, Page 217 (7.1 acres) and Book 3957, Page 221 (.627 acres) and in the order of the Fifth Circuit Court (92C-1339) of record in Book 8794, Page 599, order of the Second Circuit Court (92C-1339) of record in Book 9570, Page 916 and the order of the First Circuit Court (92C-1338) of record in Book 9570, Page 924, Register's Office for Davidson County, Tennessee.

The property has two petroleum lines on it, Colonial Pipeline has a right-of-way of 50 feet. The property also has a TVA tower and line all the way across it with a right of way of 100 feet.

Being the same property conveyed to L.C. Anderson, as Trustee for the L.C. Anderson Living Trust, Dated December 29, 2003 from L.C. Anderson, Trustee of The L.C. Anderson Living Trust dated December 29, 2003, and Tony Hammonds by Warranty Deed on July 1, 2015, of record in Instrument Number 20150707-0065568, 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:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Easement of record in Instrument Number 20180516-0046819, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2000 Old Murfreesboro Pike, Nashville, TN 37204**

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 September 10, 2019.

L.C. Anderson, as Trustee for the L.C. Anderson Living Trust, Dated December 29, 2003

BY: _____
L.C. Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **L. C. Anderson** 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 September 10, 2019

My commission expires 8/1/22

_____
Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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, Laura Jane Shoun, 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

My commission expires: 12/14/2027

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY