WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 229,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25th** DAY OF **May, 2006** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/19/06 15:26 2 pgs
Fees:13.00 Taxes:849.15
20060619-0073133

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne M. Bacon, Anne M. Bacon and Darrell J. Bacon	SAME	**127-0 132.00**
(NAME) **8346 Merrymount Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Suzanne K. Smallzman and Jay L. Smallzman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anne M. Bacon and Darrell J. Bacon,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 11, JOHN CUNNINGHAM ESTATES, as shown on plat of record in Plat Book 4860, Page 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Suzanne K. Smallzman and husband, Jay L. Smallzman by Warranty Deed from Jeffery Richard Wiser and wife, Marie Martin Wiser recorded on the 4th day of May, 2004 in Instrument No. 20040504-0050813, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **8346 Merrymount Drive, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **May, 2006.**

Suzanne K. Smallzman

Jay L. Smallzman

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Suzanne K. Smallzman and Jay L. Smallzman , whom I am personally acquainted or proved to me on a basis of satisfactory evidence and who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 25th day of May, 2006

NOTARY

MY COMMISSION EXPIRES: 6/28/2008

KIMBERLY A. TOMLIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN