WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/08 15:08 2 pgs
Fees:13.00 Taxes:458.80
20081209-0118926

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $124,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2008

Notary Public
My Commission expires: 1/23/10
(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:
Kris Koon	New Owner	105-07-0-216.00
530 Hamilton Avenue		
Nashville, TN 37202		

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, **William Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kris W. Koon,an unmarried man** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 50 feet of Block No. 5 on the map of Hamilton Subdivision, as of record in Minute Book 1, page 97, County Court for Davidson County, Tennessee

Said part of Block No. 5 fronts 50 feet on the northerly side of Hamilton Avenue and runs back between parallel lines with the westerly margin of Pillow Street, 167 1/2 feet to an alley.

Being the same property conveyed to William Smallman, from Charles H. Douglas, Sr. by deed on July 18, 2008, of record in Instrument Number 20080718-0074174, 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 the following:

- Subject to all matters as shown on the Plan of record in Book 1, page 97, Register's Office Davidson County, Tennessee.

This is improved property known as: **530 Hamilton, Nashville, TN 37202**

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 November 25, 2008.

William H. Smallman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Smallman** 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 November 25, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY