WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/10 09:31 3 pgs
Fees:18.00 Taxes:1359.75
20100622-0048577

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$367,500.00.**

Affiant

Subscribed and sworn to before me this 21st day of June, 2010.

Notary Public
My Commission expires: 09/18/2011
(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:
Robert Steven Wright	USAA Federal Savings Bank	118-02-0-148.00
827 Horner Avenue	10750 McDermott Freeway	
Nashville, TN 37204	San Antonio, TX 78288	

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 Harmon Smallman, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Steven Wright and wife, Lindsay H. Wright**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Ashleigh Suarez Smallman joins in this conveyance to convey any and all marital rights she may have in and to said property.

Being Lot No. 56 on the plan of Kirkwood Heights, the W.T. Berry Estate, Section 4, of record in Book 1130, page 18, as amended in Instrument Number 20061005-0124123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 56 fronts 90 feet on the southerly side of Horner Avenue and runs back between lines n a southerly direction 157 feet on the easterly line and 150 feet on the westerly line, as measured around a curve, to a dead line in the rear, on which it measures 74.7 feet.

Being the same property conveyed to William Harmon Smallman by deed from Ernest Smallman, III, fon May 1, 2007, of record in Instrument Number 20070508-0055315, 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:

- Subject to all matters as shown on the Plan of record in Book 1130, page 18, as amended in Instrument Number 20061005-0124123, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1140, page 45 and Book 4333, page 827, Register's Office for Davidson County, Tennessee.

This is improved property known as: **827 Horner Avenue, 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 June 21, 2010.

William Harmon Smallman

Ashleigh Suarez 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 Harmon Smallman and Ashleigh Suarez 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 June 21, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn 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: 09/18/2011

Notary's Seal

