File No. 210070292

SPECIAL WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2010.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-28-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Faurest Small	SAME	10304015100
(NAME)	(NAME)	
4609 Utah Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100046586 DEEDWARRSP
Recvd: 07/29/10 15:01 2 pgs
Fees:13.00 Taxes:1887.00
20100729-0059611

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, GreenBank, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Ashley Faurest Small, a married woman, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 5 and the easterly 10 feet of Lot No. 6 on Block No. 11 on the Map of A Part of Sylvan Park, as of record in Plat Book No. 332, Page 104, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 5 and the easterly part of Lot No. 6 together front 50 feet on the southerly side of Utah Avenue, formerly Seventh Avenue, and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to GreenBank by Deed from David M. Anthony, Substitute Trustee, dated 01/11/2010 and filed for record on 01/15/2010 in Instrument No. 20100115-0003938, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 332, Page 104, said Register's Office.

Property taxes for the year 2010 have been pro-rated between Grantor and Grantee and are not yet due and payable. All subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4609 Utah Avenue, Nashville, TN 37209
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her **heirs and assigns, against the lawful claims of all persons claiming by through or under Grantor, but none other. 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 29th day of July, 2010.

GreenBank

By: AVP

Terry R. Polman, Assistant Vice President

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry R. Polman with whom I am personally acquainted and who proved himself/herself to be the Assistant Vice President of GreenBank, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 29th day of July, 2010.

Commission expires:

11/1-/12

Notary Public

File Number: 210070292

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY