BILL GARRETT, Davidson County
Trans: T20110055731 DEEDWARR
Recvd: 09/08/11 11:26 2 pgs
Fees: 13.00 Taxes: 1803.75

20110908-0069676

WARRANTY DEED

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF ~~Davidson~~ MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00

Deborah Schick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: COMMONWEALTH OF PENNSYLVANIA

(AFFIX SEAL) Notarial Seal
Cheryl L. Vaughan, Notary Public
West Brandywine Twp., Chester County
My Commission Expires May 5, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

File No.: ALW-11-900

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Gilbert and Merritt A. Gilbert	David M. and Merritt A. Gilbert	118-01-0-454.00
(NAME)	(NAME)	
900 Gilmore Ave.	900 Gilmore Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, WILLIAM H. SMALLMAN, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, DAVID M. GILBERT AND WIFE, MERRITT A. GILBERT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

All that certain parcel of land situated in Davidson County, State of Tennessee, being Lot No. 29 on the plan of Montrose Place, of record in Book 57 page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to William H. Smallman by deed from Denis A. Ward, dated September 30, 2005, of record in Instrument Number 20051003-0118352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 900 Gilmore Ave., Nashville, TN 37204
(House Number) (Street) (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 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), 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.

Witness my/our hand(s) this 6 day of September, 2011.

William H. Smallman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Smallman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of September, 2011.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171