BILL GARRETT, Davidson County
Trans:T20110057939 DEEDWARR
Recvd: 09/19/11 10:41 2 pgs
Fees:13.00 Taxes:1232.10
20110919-0072341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

File No.: ALW-11-2420

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
William Smallman	Farmers Bank of Lynchburg	118-5-125.00
(NAME)	(NAME)	
P.O. Box 158444	71 Mechanic St. S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Lynchburg, TN 37352	
(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, **ELOISE B. SOLOMON, FIRST SUCCESSOR TRUSTEE OF THE NEWT A. SOLOMON REVOCABLE LIVING TRUST AND ELOISE B. SOLOMON, TRUSTEE OF THE ELOISE B. SOLOMON REVOCABLE LIVING TRUST**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **WILLIAM H. SMALLMAN**, 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:

Land in Davidson County, Tennessee, being part of Lot No. 28 on the unrecorded Map of the Vaulx Farm, not of record, but shown on the Plan of the of Section I, Battlefield Estates, of record in Book 843, Page 96, Register's Office for said County, described as follows:

Beginning at a point in the West margin of Craig Avenue 234 feet more or less South of the South margin of Kirkwood Avenue at the Southeast corner of the M.F. Davis Lot, by deed of record in Book 1340, Page 139, Register's Office for said County; thence with the Westerly margin of Craig Avenue, Southerly 120 feet to a point, the Northeast corner of the George N. Welch lot, now owned by Arthur H. Frazier, by deed of record in Book 3032, Page 369, and re-recorded in Book 3067, Page 521, said Register's Office; thence along Frazier's line, Westerly 180 feet to the East line of the Reynolds property; thence along Reynold's East line, Northerly 120 feet to the Southwest corner of the M.F. David Lot; thence with Davis' South line, Easterly 180 feet to the point of beginning.

Being the same property conveyed to George N. Welch, Jr. by deed from Effie F. Welch, of record in Book 1715, Page 371, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Lena Scovil by Warranty Deed from George N. Welch, Jr. and wife, Carolyn G. Welch, dated October 29, 1959, of record in Book 2992, Page 11, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Arthur H. Frazier and wife, Margaret H. Frazier by Warranty Deed from Lena Scovil, dated May 12, 1960, of record in Book 3070, Page 479, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Newt A. Solomon and wife, Eloise Solomon by Warranty Deed from Arthur H. Frazier and wife, Margaret H. Frazier, dated May 24, 1979, of record in Book 5446, Page 590, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Newt A. Solomon, Trustee, and his successors in trust, of The Newt A. Solomon Revocable Living Trust, its successor and assigns, and Eloise B. Solomon, Trustee, and her successors in trust of The Eloise B. Solomon Revocable Living Trust, its successors and assigns by Quitclaim Deed from Newt A. Solomon and wife, Eloise B. Solomon, dated June 21, 2001, of record in Instrument Number 20010622-0066362, in the Register's Office of 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 2420 Craig Avenue, 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 16th day of September, 2011.

The Newt A. Solomon Revocable Living Trust

BY: Eloise B. Solomon Trustee
Eloise B. Solomon, First Successor Trustee

The Eloise B. Solomon Revocable Living Trust

BY: Eloise B. Solomon Trustee
Eloise B. Solomon, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of September, 2011, before me personally appeared Eloise B. Solomon, First Successor Trustee of The Newt A. Solomon Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 16th day of September, 2011.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of September, 2011, before me personally appeared Eloise B. Solomon, Trustee of The Eloise B. Solomon Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 16th day of September, 2011.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

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