WARRANTY DEED

Return to:
SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $205,780.00.

Affiant

Subscribed and sworn to before me this 14th day of October, 2011.

Notary Public
My Commission expires: _____
(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:
Tabitha H. Goodman	New Owner	146-15-0-155.00
5212 Anchorage Drive		
Nashville, TN 37220		

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 H. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tabitha H. Goodman and Gilbert O. Goodman, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 66 on the plan of Haileywood Estates, Section IV, of record in Book 2330, page 59, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of Anchorage Drive at the corner of Lots Nos. 65 and 66; thence easterly 246.85 ft. to a point which is 17 ft. S of the corner of said Lots No. 65 and 66; thence southeasterly 17.6 ft. to a concrete monument; thence southerly 108.3 ft. to the corner of Lots No. 66 and 67; thence with the line between said lots, westerly 205 ft. to the easterly margin of Anchorage Drive; thence with the margin of the same, northerly around a slight curve, 77 ft. to the point of beginning.

Being the same property conveyed to William H. Smallman, married, from Shannon Nicole Helmers and Danielle Marie Helmers, by deed on August 31, 2011, of record in Instrument Number 20110907-0069290, 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 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 2330, page 59, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2481, page 390, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5212 Anchorage Drive, Nashville, TN 37220**

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 October 14, 2011.

William H. Smallman

BILL GARRETT, Davidson County
Trans:T20110065406 DEEDWARR
Recvd: 10/19/11 11:39 2 pgs
Fees:13.00 Taxes:761.39
20111019-0081373

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 H. 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 October 14, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY