WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

File No.: ALW-11-1017

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
Shirley S. Trinkler	First Tennessee Bank, N.A.	118-1-240.00
(NAME)	(NAME)	
1017 Paris Avenue	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Mt. Laurel, NJ 08054	
(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, **SHIRLEY S. TRINKLER, AN UNMARRIED WOMAN**, 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:

Being Lot No. 81 and the Westerly 10 feet of Lot No. 82 on the map of Dr. L.G. Noel's Second Subdivision of Idlewild of record in Book 332, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 81 and part of Lot No. 82 front together 60 feet on the Southerly side of Pope Avenue, now Paris Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Stephanie R. Blair by Warranty Deed from Susan W. Andrews, dated January 5, 1998, of record in Book 10753, Page 935, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to William H. Smallman by Warranty Deed from Stephanie Blair, unmarried, dated February 28, 2011, of record in Instrument Number 20110301-0016319, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of Grantor, his spouse, or his dependants as defined by statute.

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 1017 Paris 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 14th day of November, 2011.

William H. Smallman

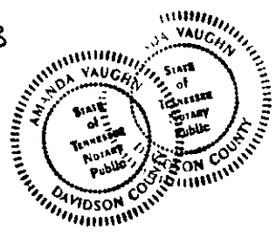
BILL GARRETT, Davidson County
Trans:T20110072124 DEEDWARR
Recvd: 11/15/11 12:39 2 pgs
Fees:13.00 Taxes:1969.51
20111115-0089218

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 14th day of November, 2011.

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



RETURN TO:

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