WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/11 13:44 2 pgs
Fees:13.00 Taxes:344.10
20111122-0091491

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$93,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of November, 2011.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2808 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Joel Hysmith	Farmington Financial Group	105-07-0-219.00
130 Gale Park Lane	1912 21st Avenue South	
Nashville, TN 37204	Nashville, TN 37212	

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 **Christopher Joel Hysmith, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Block No. 5 on the Map of Hamilton's Subdivision of record in Minute Book 1, page 97, County Court for Davidson County, Tennessee.

Being Lot No. 9 on the unrecorded subdivision of Block No. 5, according to a survey made by B.R. Southgate, Surveyor, July 1945.

Said Lot No. 9 fronts 50 feet on the northerly side of Hamilton Street and runs back between parallel lines, parallel with and 150 feet west of the westerly margin of Pillow Street, 167-1/2 feet to an alley.

Being the same property conveyed to Shannon Tomlin Rigsby by deed on March 28, 2006 of record in Instrument Number 20060502-0050508, Register's Office for Davidson County, Tennessee. and further conveyed to William H. Smallman, from Shannon Tomlin Rigsby, by deed on November 5, 2009, of record in Instrument Number 20091116-0105576, 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:

- All matters set forth in Minute Book 1, page 97, Chancery Court of Davidson County, Tennessee

This is improved property known as: **536 Hamilton Avenue, Nashville, TN 37203**

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 November 21, 2011.

William H. Smallman

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 November 21, 2011

My commission expires 7/6/15

Notary Public

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY