WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075263 DEEDWARR
Recvd: 11/30/11 09:39 2 pgs
Fees:13.00 Taxes:185.00
20111130-0092931

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $50,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of November, 2011.

Notary Public
My Commission expires: 01/07/2013
(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:
Michael Krabousanos	SAME	105-07-0-262.00
100 Rebecca Drive		
Crossville, TN 38555		

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 **Michael Krabousanos**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Block No. 3 on the map of Hamilton's Subdivision, of record in Minute Book 1, page 97, Register's Office for County, Tennessee, being the westerly 50 feet of Lot No. 14 on the unrecorded subdivision of said Block No. 3, described as follows:

Beginning at the southeast corner of Hamilton Avenue and Pillow Street; thence with the southerly margin of Hamilton Avenue eastwardly 50 feet; thence at right angles southwardly 167 1/2 feet to the northerly margin of an alley; thence with said alley westwardly 50 feet to the easterly margin of Pillow Street; thence with said street northwardly to the beginning and a portion of Alley #1806, closed by Council Bill #083-1355, approved August 18, 1983.

Being the same property conveyed to William H. Smallman, from Joseph Knox, by deed on July 27, 2011, of record in Instrument Number 20110728-0057906, and corrected by Scrivener's Affidavit of record in Instrument Number 20111121-0090987, 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 Minute Book 1, page 97, Register's Office Davidson County, Tennessee.

This is unimproved property known as: **521 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 23, 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 23, 2011

My commission expires 2/6/15

Notary Public

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