Davidson County DEEDWARR
Recvd: 12/19/11 15:57 2 pgs
Fees:13.00 Taxes:1295.00
20111219-0099012

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $350,000.00.

Affiant

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

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

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
William H. Smallman	SAME	131-06-0-044.00
P.O. Box 158444		
Nashville, TN 37215		

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, **Robert H. Hemsoth and Tanya H. Armstrong, as Co-Trustees of the Hemsoth Family Irrevocable Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William H. Smallman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 18 and the westerly one-half of Lot No. 19 of Block 7 on the plan of Overton Hills, of record in Book 843, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 18 and the westerly part of Lot No. 19 front together 150 feet on the southerly side of Castleman Drive and run back 323.2 feet on the westerly line and 326.5 feet, more or less, on the easterly line to the southerly line of said subdivision, and measuring 150 feet thereon.

Being the same property conveyed to Paul F. Hemsoth and Edith R. Hemsoth, Trustees U/A/D May 24, 1999 of the Hemsoth Family Irrevocable Trust, by deed from Paul F. Hemsoth and wife, Edith R. Hemsoth, on May 24, 1999, of record in Book 11530, page 701, Register's Office for Davidson County, Tennessee. The said Paul F. Hemsoth and Edith R. Hemsoth having died, leaving Robert H. Hemsoth and Tanya J. Armstrong as Co-Trustees of said Trust, according to Article X of the Hemsoth Family Irrevocable Trust Agreement.

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 843, page 66, Register's Office Davidson County, Tennessee.

This is improved property known as: **2013 Castleman Drive, Nashville, TN 37215**

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 December 14, 2011.

Robert H. Hemsoth

Robert H. Hemsoth, Co-Trustee

Tanya J. Armstrong

Tanya J. Armstrong, Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of December, 2011, before me, appeared Tanya H. Armstrong, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Co-Trustee of The Hemsoth Family Irrevocable Trust, and that said instrument was signed and sealed on behalf of said Trust by authority of its Trustees and said Tanya H. Armstrong acknowledged said instrument to be the free act and deed of said Trust.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 7/6/15

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

STATE OF OHIO

COUNTY OF Lucas

On this ____day of December, 2011, before me, appeared Robert H. Hemsoth, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Co-Trustee of The Hemsoth Family Irrevocable Trust, and that said instrument was signed and sealed on behalf of said Trust by authority of its Trustees and said Robert H. Hemsoth acknowledged said instrument to be the free act and deed of said Trust.

WITNESS my hand and seal at office the day and year above written.

Eunice C MacDermid

NOTARY PUBLIC

My Commission Expires: 09/23/2012

NOTARIAL SEAL
STATE OF OHIO

EUNICE C. MACDERMID
Notary Public, State of Ohio
My Commission Expires 09-23-2012

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 tendered 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.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY