File No. 120057

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120015093 DEEDWARR
Recvd: 03/01/12 10:50 2 pgs
Fees:13.00 Taxes:462.50
20120301-0017972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/28/2015
(AFFIX SEAL)

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kertyssa D. Smalls & Joseph Smalls III	Avenue Bank	176-05-0[illegible]
(NAME)	(NAME)	
6232 Rocky Top Dr.	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Randal R. Graby**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kertyssa D. Smalls and Joseph Smalls III, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot 253, Hickory Woods Estates, Section C, as shown on plat of record in Plat Book 6900, Pages 885 through 887, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Randal R. Graby by Warranty Deed from The Secretary of Veterans Affairs, dated March 10, 2011 and recorded March 14, 2011 in Instrument Number 20110314-0020023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 2012 real property taxes, which have been prorated and assumed by the Grantee(s), amended and restated Declaration of Covenants, Conditions and Restrictions for All Sections of Hickory Woods of record in Book 9678, Page 187; amended in Book 9764, Page 44; By-Laws of record in Book 7932, Page 648; Rules and Regulations of record in Instrument No. 20010614-0062709 and Instrument No. 20011015-0111957; amended in Instrument No. 20031010-0150800; Conveyance of Common Area of record in Book 9786, Page 923; and all matters shown on Boundary Plat of record in Plat Book 6900, Page 884, and Subdivision Plat of record in Plat Book 6900, Pages 885 through 887, Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been the residence of the Grantor.

unimproved ☒
This is improved ☐ property, known as 6232 Rocky Top Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand this 24th day of February, 2012.

Randal R. Graby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDAL R. GRABY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2012.

Commission expires: 3/28/2015

Notary Public

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY