WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/12 11:11 2 pgs
Fees:13.00 Taxes:532.80
20120301-0018012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$144,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of February, 2012.

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

HAL E. WILSON, III 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	105-09-0-446.00
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, **Nashun Jennings,** as sole heir of The Estate of Frances Catherine Dobbins, 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. 1 on the plan of The Resubdivision of part of Lot No. 39, Waverly Place, of record in Book 3842, page 234, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 53.83 feet on the northerly side of Caldwell Avenue and extends back between lines 158.89 feet on the easterly line and 158.83 feet on the westerly line to an alley in the rear measuring 53.83 feet thereon.

Being the same property conveyed to Walter Ira Dobbins and wife, Frances K. Dobbins, by deed from The Batson Company, a sole proprietorship owned wholly by John D. Batson, a single man, on May 15, 1970, of record in Book 4447, page 403, Register's Office for Davidson County, Tennessee. The said Walter Ira Dobbins having died leaving property to Frances K. Dobbins by right of survivorship. The said Frances K. Dobbins having died testate on November 16, 2011, a resident of Davidson County, Tennessee and her Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee on November 29, 2011 at Cause No. 11P-1740. Nashun Jennings was named as sole heir in said Last Will & Testament of record.

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 3842, page 234, Register's Office Davidson County, Tennessee.

This is improved property known as: **1008 Caldwell Avenue, Nashville, TN 37204**

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 February 24, 2012.

Nashun Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nashun Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 24, 2012

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 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