File Box 8

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120046233 DEEDWARR
Recvd: 06/22/12 10:16 2 pgs
Fees:13.00 Taxes:2571.50
20120622-0054829

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $695,000.00.

Affiant

Subscribed and sworn to before me this 21st day of June, 2012.

Notary Public
My Commission expires: _____
(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: |
|---|---|---|
| Christopher Harris | Summer Bank & Trust | 118-05-0-141.00 |
| 915 Clayton Avenue | 255 Indian Lake Blvd. | |
| Nashville, TN 37204 | Hendersonville TN 37075 | |

**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 and wife, Ashleigh S. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Harris and Courtney Harris, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being the easterly 80 feet of the north 160 feet of Lot No. 39 on the map showing the Subdivision of part of the Vaulx Lane, not of record, shown on a copy of a survey thereof, made by Earl Drake, County Surveyor, July 1, 1921, and described as follows:**

**Beginning at the southwest intersection of East Clayton Avenue and Craig Avenue, thence westerly 90 feet along the south margin of East Clayton Avenue; thence southerly 160 feet; thence 80 feet to the westerly margin of Craig Avenue; thence with the same 160 feet to the point of beginning.**

**Being the same property conveyed to WHS Properties, LLC, by deed from J. Seth Jennings, on December 5, 2008, of record in Instrument Number 20081212-0119696, Register's Office for Davidson County, Tennessee. And further conveyed to William H. Smallman and wife, Ashleigh S. Smallman by Quitclaim Deed from WHS Properties, LLC on July 23, 2010 of record in Instrument Number 20100726-0058513, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **915 Clayton 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 June 21, 2012.

**William H. Smallman**

**Ashleigh S. Smallman** by _____ as Attorney in fact

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 persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 21, 2012

My commission expires 7/6/15

Notary Public

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared William H. Smallman, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Ashleigh S. Smallman, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ashleigh S. Smallman, the bargainor(s), by the said William H. Smallman, as Attorney-in-Fact.

WITNESS my hand and seal, this 21st day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 7/6/15

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