WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $505,000.00.

Affiant

Subscribed and sworn to before me this 14 day of November, 2012.

Notary Public
My Commission expires: March 5, 2016
(Affix Seal)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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:
Rebecca Edwards	Suntrust Mtg, Inc	091-15-0-079.00
5307 Nevada Avenue	P.O. Box 79041	
Nashville, TN 37209	Baltimore, MD 21279-0041	

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, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm **Henry D. Edwards and wife, Rebecca L. Edwards**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot 14 on the plan of Realty Savings Bank and Trust Companies First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, as follows: Beginning at a point in the south margin of Nevada Avenue, said point being 50 feet west of the northwest corner of a parcel of land deeded by the Tennessee Property Co. to Julius Parman by deed dated Nov. 5, 1922, recorded in Deed Book 602, page 165, Register's Office for Davidson County, Tennessee. Said point of beginning being 146.5 feet west of the west margin of Fifty-Third Avenue South; thence in a southerly direction along a line west of, parallel to and distant 50 feet from the Parman west boundary line, 320 feet to the north margin of Dakota Avenue; thence west, with the north margin of Dakota Avenue, 50 feet to a point; thence north, along a line parallel to the east margin of the parcel herein conveyed, 320 feet to the south margin of Nevada Avenue; thence east, with the south margin of Nevada Avenue, 50 feet to the point of beginning, and being part of the same property conveyed to K.A. Berry and wife, Inez Spann Berry, by deed from the Tennessee Property Co. dated Sept. 20, 1935 and recorded in Book 981, page 294, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to William H. Smallman, from Thomas John Polacco, by deed on August 31, 2011, of record in Instrument Number 20110907-0069300, 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 Book 421, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **5307 Nevada Avenue, Nashville, TN 37209**

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 14, 2012.

William H. Smallman

BILL GARRETT, Davidson County
Trans: T20120088581 DEEDWARR
Recvd: 11/20/12 09:11 2 pgs
Fees: 13.00 Taxes: 1868.50

20121120-0106838

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 14, 2012

My commission expires 7/6/15

Notary Public

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