(2) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130000761 DEEDWARR
Recvd: 01/03/13 13:52 2 pgs
Fees:13.00 Taxes:2516.96

20130103-0000891

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$680,260.00.**

Coreen Newcomb
Affiant

Subscribed and sworn to before me this 21st day of December, 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:
Todd R. Cruse	Tennessee Bank & Trust	118-01-0-072.00
1402 Paris Avenue	4007 Hillsboro Road	
Nashville, TN 37212	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, **William H. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Todd R. Cruse and Carlie C. Cruse, 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 Lot No. 45 on the plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 45 fronts 62.5 feet on the northerly side of Paris Avenue and runs back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to William H. Smallman, from Henry Hill, Jr. and Mary E. Hill, husband and wife, by deed on May 31, 2012, of record in Instrument Number 20120604-0048554, 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 332, page 10, Register's Office Davidson County, Tennessee.

This is improved property known as: **1402 Paris Avenue, Nashville, TN 37212**

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 21, 2012.

William H. Smallman by _____ as attorney-in-fact
William H. Smallman
By Andy Maloney, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney, 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 William H. 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 William H. Smallman, the bargainor(s), by the said Andy Maloney, as Attorney-in-Fact.

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

_____ My Commission Expires: 7/6/15
NOTARY PUBLIC

