# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130057455 DEEDWARR
Recvd: 07/05/13 13:26 2 pgs
Fees:13.00 Taxes:2183.00

20130705-0069840

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$590,000.00.**

X Kristen W Boon
Affiant

Subscribed and sworn to before me this 1 day of June, 2013.

Notary Public:
My Commission expires: 7-8-13
(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: |
|---|---|---|
| The Lola Simpson Family Trust dated 18, 2013 | Farmington Financial Grp LLC | 103-04-0-379.00 |
| 4016 Nebraska Avenue | 2002 Richard Jones Rd #300A | |
| Nashville, TN 37209 | 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 Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin McLoud, Trustee, or his successor in interest, of the Lola Simpson Family Trust dated 21, 2013, and any amendments thereto**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

June 7, 2013

**Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 71 on the Map of West End Annex, as of record in Book 332, Page 61, Register's Office for said County. Said part of Lot No. 91 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th street, and runs back between parallel lines 158.3 feet to an alley.**

**Being the same property conveyed to William H. Smallman, from Barbara G. Smith and Jeffrey L. Smith, Personal Representatives of the Estate of Clyde T. Maynor, deceased, by deed on July 12, 2012, of record in Instrument Number 20120727-0066223, Register's Office for Davidson County, Tennessee.**

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 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **4016 Nebraska 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 .

**William Smallman**

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 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

My commission expires 7/6/15

Notary Public

