WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/13 14:33 2 pgs
Fees:13.00 Taxes:980.50
20130909-0095068

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$265,000.00.**

Lu Ann Maloney
Affiant

Subscribed and sworn to before me this 9th day of September, 2013.

Notary Public
My Commission expires: 1-6-14
(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:
William H. Smallman	SAME	118-01-0-318.00
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, **Mary E. Cartwright,** unmarried, 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. 150 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Davidson County, to which reference is made for a more particular description.

Being the same property conveyed to Melvin Cartwright and wife, Mary E. Cartwright from the Administrator of Veterans' Affairs, on Officer of the United States of America by Special Warranty Deed on April 28, 1972, of record in Book 4597, Page 869, Register's Office for Davidson County, Tennessee. Melvin Cartright having died leaving property to Mary E. Cartwright by right of survivorship.

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 Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as: **911 Montrose 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 September 9, 2013.

Mary E Cartwright by Alice Gilbert as attoney in fact
Mary E. Cartwright
by Alice Gilbert, as attotney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Alice Gilbert, 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 Mary E. Cartwright, 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 Mary E. Cartwright, the bargainor(s), by the said Alice Gilbert, as Attorney-in-Fact.

WITNESS my hand and seal, this 9th day of September, 2013.

NOTARY PUBLIC My Commission Expires: 7/6/15



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

