BILL GARRETT, Davidson County
Trans: T20130080904 DEEDWARR
Recvd: 09/18/13 12:44 2 pgs
Fees: 13.00 Taxes: 1461.50

20130918-0098387

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

ADAM G. TREVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: ALW-13-915

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Smallman	NEW OWNER	118-1-351.00
(NAME)	(NAME)	
P.O. Box 158444		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RONNELL GRIFFIN, A SINGLE WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM H. SMALLMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32 and the Easterly 25 feet of Lot No. 33 on the Map of W. D. Gale's Kirkwood Addition as of record in Book 332, Page 76 of the Register's Office for said County.

Said Lot No. 32 and part of Lot No. 33 adjoin and front together 75 feet on the Southerly said of Halcyon Avenue and run back between parallel lines 164 feet to an alley.

Being the same property conveyed to Willie Wordlaw, Jr. and wife, Ruby L. Wordlaw by Warranty Deed from Carl D. Smith and wife, Rubye W. Smith, dated July 19, 1967, of record in Deed Book 4153, Page 694. in the Register's Office for Davidson County, Tennessee. Willie Wordlaw Jr. died July 2, 2007, predeceasing Ruby L. Wordlaw, who died October 15, 2007. Pursuant to the Last Will and Testament of Ruby Lee Wordlaw, filed as Docket No. 09P-730 in the Seventh Circuit Court for Davidson County, Tennessee, and in Instrument Number 20090824-0079409, in the Register's Office for Davidson County, Tennessee, Ronnell Griffin was appointed Executrix of the Estate of Ruby Lee Wordlaw and subject property has been conveyed to her. Reference is also made to Affidavit of Heirship of record in Instrument Number 20090824-0079410, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 915 Halcyon Avenue, Nashville, TN 37204

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 17th day of September, 2013.

Ronnell Griffin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnell Griffin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171