WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/13 14:51 3 pgs
Fees:18.00 Taxes:1239.50
20131002-0103594

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$335,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of Sept, 2013.

Notary Public
My Commission expires: 1-6-2015
(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	11704040900
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, **Robert J. Dentici, Jr. , Claire Hennings and Marie C. Gregory, individually and as Administratrix of The Estate of Robert J. Dentici, Sr.**, 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 the west 55 feet of Lot No. 53 on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 55 feet on the north side of Paris Avenue and runs back between parallel lines, 130.5 feet to an alley.

Being the same property conveyed to Robert Joseph Dentici and wife, Marcella Joan Dentici from William F. Waters and wife, Cora E. Waters, by Warranty Deed on February 6, 1979, of record in Book 5393, Page 619, Register's Office for Davidson County, Tennessee. Marcella Joan Dentici having died leaving property to Robert Joseph Dentici by right of survivorship. Robert Joseph Dentici, died intestate on July 16, 2013. The Estate was admitted to Probate on August 8, 2013 at Cause No. 13P1329, Probate Court, Davidson County, Tennessee. Marie C. Gregory qualified and was appointed Administratrix of the Estate of Robert J. Dentici, Sr.

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 332, Page 10, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1512 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 September 27, 2013.

The Estate of Robert J. Dentici, Sr.

By Marie C. Gregory, individually and as Administratrix

Robert J. Dentici, Jr.

Claire Hennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marie C. Gregory, individually and as Administratrix of the Estate of Robert J. Dentici, Sr. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 27, 2013.

My commission expires 7/6/15

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Claire Hennings and Robert J. Dentici, Jr. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 27, 2013

My commission expires 7/6/15

Notary Public

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

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, Carl E. Dunphy, II, 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: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE