BILL GARRETT, Davidson County
Trans:T20130100634 DEEDWARR
Recvd: 11/27/13 15:18 2 pgs
Fees:13.00 Taxes:434.38
20131127-0121984

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,400.00

CaSandra D. Carr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2013.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

File No.: ALW-13-517

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
CaSandra D. Carr	Mortgage Investors Group	133-8-140.00
(NAME)	(NAME)	
517 Cathy Jo Circle	8320 East Walker Springs Lane # 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(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, **WILLIAM H. SMALLMAN AND WIFE, ASHLEIGH SMALLMAN (FORMERLY KNOWN AS ASHLEIGH MARIE SUAREZ)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CASANDRA D. CARR, UNMARRIED**, 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, Tennessee, being Lot No. 45, VALLEY VIEW TERRACE, PHASE II, as shown on plat of record in Plat Book 5200, Page 119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to William Harmon Smallman by General Warranty Deed from July Realty Company, dated November 30, 2004, of record in Instrument No. 20041201-0143133, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to William H. Smallman, unmarried and Ashleigh Marie Suarez, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from William Harmon Smallman, dated December 5, 2007, of record in Instrument No. 20071212-0143055, in the Register's Office for Davidson County, Tennessee. Ashleigh Marie Suarez having married William H. Smallman, is now known as Ashleigh Smallman.

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 517 Cathy Jo Circle, Nashville, TN 37211
(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 26th day of November, 2013.

William H. Smallman

Ashleigh Smallman

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 26th day of November, 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