WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012647 DEEDWARR
Recvd: 02/24/14 11:30 2 pgs
Fees:13.00 Taxes:888.00
20140224-0015488

File No.: ALW-14-811

STATE OF TENNESSEE
COUNTY OF Davidson

ADAM G. LaFEVER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

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 Smallman	NEW OWNER	118-01-0-405.00
(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, **GEORGE LEON DAVIS SR., A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM 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, Tennessee being part of Lot No. 10 on the Map of the Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, Page 25, Register's Office for said County.

Beginning at a point in the Southerly margin of Montrose Avenue, the common corner of Lots 10 and 11; thence with the line between said lots, Southwardly 139 feet 4 inches, more or less, to the Northerly margin of a part of said lot conveyed to Lillian M. Hargrove by deed of record in Book 699, Page 571, Register's Office for Davidson County, Tennessee; thence with Hargrove's Northerly line Eastwardly 43.5 feet, more or less, to Hargrove's Northeasterly corner; thence with her Easterly line Southwardly 26 feet, more or less, to the Southerly line of Lot 10; thence with same, Eastwardly 24 feet, more or less, to the common corner of Lots 9 and 10; thence with the line between said lots, Northwardly 161 feet to the Southerly margin of Montrose Avenue; thence with the same, Westwardly 60 feet to the point of beginning.

Being the same file conveyed to George Leon Davis, Sr. by Quitclaim Deed from Robert L. Jackson, Executor of the Estate of Dorothy L. Burks, dated April 13, 2011, of record in Instrument Number 20110425-0031439, in the Register's Office for Davidson County, Tennessee.

Barbara Davis joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to George Leon Davis, Sr.

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 811 Montrose 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 20th day of February, 2014.

George Leon Davis, Sr.
George Leon Davis Sr.

Barbara Davis
Barbara Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Leon Davis Sr. and wife, Barbara Davis, 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 20th day of February, 2014.

Notary Public
My Commission Expires: 10/16/16

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