WARRANTY DEED

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

File No.: ALW-14-830-UNITA

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,632.35

Kristen Boff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

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
J. Andrew Goddard and Carolyn D. Goddard	New Owner	11806017700
(NAME)	(NAME)	
830 A Clayton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **J. ANDREW GODDARD AND CAROLYN D. GODDARD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, 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:

SEE ATTACHED EXHIBIT A

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS AS DEFINED BY STATUTE.

This conveyance is subject to all applicable government and zoning regulations and the existing easements and restrictions as shown on Exhibit B: Permitted Exceptions.

unimproved ☐
This is improved ☒ property, known as 830 A Clayton Ave., 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 13th day of March, 2014.

BILL GARRETT, Davidson County
Trans:T20140017856 DEEDWARR
Recvd: 03/17/14 14:42 4 pgs
Fees:23.00 Taxes:2681.14
20140317-0022005

Witness my/our hand(s) this 13th day of March, 2014.

William H. Smallman

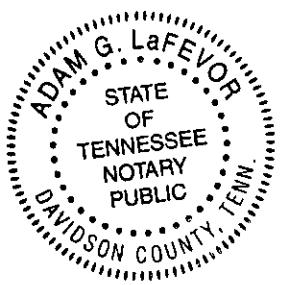
STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 13th day of March, 2014.

Notary Public
My Commission Expires: 10/18/16

(SEAL)



RETURN TO:

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

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision/Partition of the Westerly one-half of the Southerly one-half of Lot 32 on the plan of the subdivision of Part of Old Joseph Vaulx Farm of record in Plat Instrument No. 20130611-0059059, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William H. Smallman by Deed from Cynthia Loretta Thompson of record in Instrument No. 20130604-0056636, Register's Office for Davidson County, Tennessee, dated 5/29/2013 and recorded on 6/4/2013.

Being the same property conveyed to Albert Sidney Thompson and wife, Virginia W. Thompson by Deed from Sallie M. Slapnicka, of record in Book 4136, page 879, Register's Office for Davidson County, Tennessee, dated 5/23/1967 and recorded on 6/1/1967. The said Virginia W. Thompson having died leaving property to Albert Sidney Thompson by right of survivorship. The said Albert Sidney Thompson having since died testate on12-1-2011 leaving property to Cynthia Loretta Thompson as sole heir and devisee by last Will and Testament of record in Instrument No. 20120411-0031144, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20130611-0059059, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenant for Detached Structure file of record in Instrument No. 20130731-0079777, Register's Office for Davidson County, Tennessee.

4. Electric Service Easement filed of record in Instrument No. 20131223-0128993, Register's Office for Davidson County, Tennessee.

5. Notice of Completion recorded 2/24/2014, in Instrument No. 20140224-0015487, Register's Office for Davidson County, Tennessee.