BILL GARRETT, Davidson County
Trans:T20140028264 DEEDWARR
Recvd: 04/25/14 09:27 2 pgs
Fees:13.00 Taxes:277.50

20140425-0034815

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

File No.: AV-14-1332

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	SAME	07115015000
(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, **ROBERT D. REED, MARRIED AND CARL H. REED, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM SMALLMAN, MARRIED**, 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 Nos. 302 and 303, HIGHLAND LAND COMPANY, as shown on plat of record in Plat Book 421, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert D. Reed and Carl H. Reed by Installment Deed from M. H. Webb and wife, Ida Nell Webb, dated 07/27/1977, recorded 08/18/1977, in Deed Book 5185, Page 820, in the Register's Office for Davidson County, Tennessee.

For Reference: Said Lot Nos. 302 and 303 front together 50 feet on the westerly side of Pennock Avenue and extend back between parallel lines 175 feet to an alley.

THIS PROPERTY IS NOT THE MARITAL RESIDENCE OR HOMESTEAD OF GRANTORS, THEIR SPOUSES OR DEPENDENTS AS DEFINED BY STATUTE.

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 1332 Pennock Ave., Nashville, TN 37207

(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 24th day of April, 2014.

Robert D. Reed

Carl H. Reed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Reed and Carl H. Reed, 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 24th day of April, 2014.

Notary Public
My Commission Expires: 10/18/16

(SEAL)

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