RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030121 DEEDWARR
Recvd: 05/02/14 09:11 2 pgs
Fees:13.00 Taxes:2366.45

20140502-0037151

File No.: ALW-14-230

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,580.63

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE L. LINARD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires 9.18.17

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
Matthew R. Pfeiffer	Finworth Mortgage, LLC	105-13-379.00
(NAME)	(NAME)	
2308 10Th Ave. So.	2106 Crestmoor Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, **WILLIAM SMALLMAN, MARRIED,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MATTHEW R. PFEIFFER, 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 a part of an unnumbered lot marked "Jacob Schmidt" on the plan of the W. L. B. Lawrence property, of record in Book 21, Page 148, Register's Office for said County, and also shown on the plan of Jacob Schmidt Heirs' Land, of record in Book 547, Page 120, said Register's Office and described as follows:

Beginning at a point in the Easterly margin of 10th Avenue, South, as widened, 150 feet North of the Northeast corner of said Avenue and Caruthers Avenue, being the Northwest corner of the property conveyed to Annie Shaw Bennett by deed form the Prudential Insurance Company of America, of record in Book 998, Page 290, said Register's Office;

thence along Bennett's Northerly line, Easterly 136 feet, more or less, to a point;

thence Northerly 50 feet to a point;

thence Westerly and parallel to the first line, 136 feet, more or less, to the Easterly margin of 10th Avenue South;

thence with the margin of the same Southerly 50 feet to the point of beginning.

Being the same property conveyed to William Smallman by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Lillie Mae Howard, a/k/a Lillie Mai Howard, dated 09/04/2013, recorded 09/09/2013, in Instrument No. 20130909-0094913, in the Register's Office of Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT THE MARITAL RESIDENCE OR HOMESTEAD OF GRANTOR, HIS/HER SPOUSE AND/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 2308 10Th Ave. So., 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 28th day of April, 2014.

William Smallman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William 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 28th day of April, 2014.

Notary Public
My Commission Expires: 10/8/16

(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