WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060136 DEEDWARR
Recvd: 08/15/14 10:18 2 pgs
Fees:13.00 Taxes:1979.50
20140815-0073869

File No.: ALW-14-2702

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Jessa Sprenkle	F+M Bank	
(NAME)	(NAME)	118 01 0
2702 9th Avenue S	50 Franklin Street	
(ADDRESS)	(ADDRESS)	408.00
Nashville, TN 37204	Clarksville, TN 37040	
(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 ASHLEIGH S. SMALLMAN, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JESSA SPRENKLE**, 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:

single woman

Property located in the County of Davidson, Tennessee:
Being part of Lot No. 12 on the Map of Bransford Realty Company's Montrose Park Subdivision of record in Book 547, Page 25, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the Easterly margin of 9th Avenue, South, at the Southeast corner of the property conveyed to George W. Forehand by Deed from F.A. Shelby and wife, of record in Book 1389, Page 351, said Register's Office;

thence with said Forehand's Southern boundary line Eastwardly 72.0 feet, more or less, to a point in the Westerly line of Lot No. 11 on said plan;

thence with the line between Lots Nos. 11 and 12 Southwardly 50.3 feet; thence Westwardly 79.6 feet to the Easterly margin of 9th Avenue, South;

thence with the same Northwardly 64.3 feet to the beginning.

Being the same property conveyed to William H. Smallman by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated March 16, 2012, recorded March 26, 2012 in Instrument No. 20120326-0025776, in the Register's Office of Davidson County, Tennessee. (The Transfer value/consideration amount was $331,900.00)

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 2702 9th Avenue S, 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 11 day of August, 2014.

William H. Smallman

Ashleigh S. 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 S. Smallman, husband and wife, the within named bargainor(s), 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 11 day of August, 2014.

Notary Public
My Commission Expires: 10/19/16

(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