WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140065035 DEEDWARR
Recvd: 09/02/14 15:33 2 pgs
Fees: 13.00 Taxes: 2911.90

20140902-0080032

File No.: ALW-13-911

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $787,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
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
Richard L. Marsh, Jr. and Heather V. Marsh	Farmington Financial Group, LLC	118-1-318.00
(NAME)	(NAME)	
911 Montrose Avenue	2002 Richard Jones Road # 300 A	
(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 H. SMALLMAN, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RICHARD L. MARSH, JR. AND HEATHER V. MARSH, HUSBAND AND WIFE**, 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 No. 150 on the PLAN OF MONTROSE PLACE, as shown on plat of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melvin Cartwright and wife, Mary E. Cartwright from the Administrator of Veterans' Affairs, on Officer of the United States of America by Special Warranty Deed, dated April 28, 1972, recorded May 11, 1972, in Book 4597, page 869, in the Register's Office for Davidson County, Tennessee. Melvin Cartwright having died leaving property to Mary E. Cartwright by right of survivorship.

Further being the same property conveyed to William H. Smallman by Warranty Deed from Mary E. Cartwright, unmarried, dated September 9, 2013, recorded September 9, 2013 in Instrument No. 20130909-0095068, in the Register's Office of Davidson County, Tennessee.

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 911 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 29th day of August, 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 29th day of August, 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