WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066005 DEEDWARR
Recvd: 09/04/14 15:33 2 pgs
Fees:13.00 Taxes:1036.00
20140904-0081201

File No.: ALW-14-927

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

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
William Smallman	New Owner	118-1-310.00
(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, **EVELYN A. EDDINGS, UNMARRIED AND JAMES W. DERRICK, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM SMALLMAN**, 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. 142, 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.

Said Lot No. 142 fronts 50 feet on the southerly side of Montrose Avenue, formerly Bethel Street or Avenue and runs back 175.8 feet on the westerly line and 177.2 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Jimmie Lee Eddings and wife, Bertha Eddings by Installment Deed from Susie Drake Williams, dated 08/05/1968, recorded 08/16/1968, in Deed Book 4261, Page 47, in the Register's Office for Davidson County, Tennessee.

Bertha Eddings having died on February 9, 1987, therefore leaving the property in the name of Jimmie Lee Eddings until his death on January 25, 1992. Jimmie Lee Eddings and Bertha Eddings were survived by one child together named Annie Bell Eddings Derrick Nelson who died on July 1, 1990. They had no other children separately. Annie Bell Eddings Derrick Nelson birthed 4 children by the names of Thomas D. Derrick, James W. Derrick, Evelyn A. Eddings and Bobby T. Eddings. Thomas D. Derrick died on March 2, 2012 and Bobby Eddings died on June 5, 2014. Both Thomas D. Derrick and Bobby Eddings died without spouse and/or children. The current remaining heirs of this estate are Evelyn A. Eddings and James W. Derrick, as set out in Affidavits of Heirship, recorded simultaneously herewith in Instrument Nos. 20140904-0081199 and 20140904-0081200, in the Register's Office for Davidson County, Tennessee.

This property is not the primary residence 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 927 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.

Evelyn A. Eddings

James W. Derrick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Evelyn A. Eddings, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she 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:

(SEAL)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Derrick, 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:

(SEAL)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

RETURN TO:

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