WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150009477 DEEDWARR
Recvd: 02/06/15 10:02 2 pgs
Fees: 13.00 Taxes: 444.00

20150206-0011240

File No.: ALW-15-1332

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

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
Miller & Nash Development, LLC	New Owner	07115015000 07115051900
(NAME) 1332 Pennock Avenue (Lot 303) and Lot 302 Pennock Avenue	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, MILLER & NASH DEVELOPMENT, LLC, 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, ON THE PLAT OF THE HIGHLAND LAND CO'S SUBDIVISION, 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 by Warranty Deed from Robert D. Reed, married and Carl H. Reed, married to William Smallman, married, dated April 24, 2014, recorded April 25, 2014 in Instrument No. 20140425-0034815 (Lots 302 & 303), in the Register's Office for Davidson County, Tennessee.

Reference is also made to the Quitclaim Deed For Separation of Tax Parcels, dated August 19, 2014, recorded August 20, 2014 in Instrument No. 20140820-0075625, in the Register's Office of Davidson County, Tennessee.

This property is not the marital resident or homestead of grantors, their spouses or dependents as defined by statute.

This instrument was executed by Adam LaFevor on behalf of William Smallman, pursuant to Specific Power of Attorney recorded simultaneously herewith in Instrument No. 20150206-0011239, in the Register's Office for Davidson County, Tennessee.

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 Avenue (Lot 303) and Lot 302 Pennock Avenue, 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 5th day of February, 2015.

William Smallman by Adam LaFevor, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of February, 2015, before me personally appeared Adam LaFevor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Smallman and who acknowledged he/she/they executed the same as the free act and deed of the said William Smallman.

Witness my hand and official seal, this the 5th day of February, 2015.

Notary Public
My Commission Expires: 8/28/2016



RETURN TO:

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