WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077600 DEEDWARR
Recvd: 09/11/15 14:28 2 pgs
Fees:13.00 Taxes:4843.86
20150911-0092614

File No.: ALW-15-518-520

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,309,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

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
Southgate Partners, LLC	same	10511002000
(NAME)	(NAME)	
6064 Central Pike		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tn 37133		
(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, **SOUTHGATE PARTNERS, 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:

Tract 1
Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 9 on the Plan of John P. Williams' Addition as of record in Book 161, Page 70, Register's Office for said County. Said part of Lot No. 9 fronts 50 feet on the Northerly side of Southgate Avenue and runs back between parallel lines with the Westerly margin of Pillow Street 303 feet to an alley.

Being the same property conveyed by Quitclaim Deed from W.H.S. Properties, LLC to William H. Smallman, as recorded on the 21st day of August, 2015 in Instrument No. 20150821-0084575; Quitclaim Deed from William Smallman to WHS Properties, LLC., as recorded on the 20th day of May, 2015 in Instrument No. 20150520-0046735 and Warranty Deed from George Degerberg to William Smallman, as recorded on the 6th day of August, 2007 in Instrument No. 20070806-0093261, in the Register's Office of Davidson County, Tennessee.

Tract 2
Land in Davidson County, Tennessee, being the Westerly 65 feet of Lot No. 9 on the Plan of John P. Williams' Addition as of record in Book 161, Page 70, Register's Office for said County. Said part of Lot No. 9 fronts 65 feet on the Northerly side of Southgate Avenue and runs back between parallel lines with the Westerly margin of Pillow Street 303 feet to an alley.

Being the same property conveyed by Quitclaim Deed from W.H.S. Properties, LLC to William H. Smallman, as recorded on the 21st day of August, 2015 in Instrument No. 20150821-0084576; Quitclaim Deed from William Smallman to WHS Properties, LLC., as recorded on the 20th day of May, 2015 in Instrument No. 20150520-0046736 and Warranty Deed from George Degerberg to William Smallman, as recorded on the 6th day of August, 2007 in Instrument No. 20070806-0093334, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

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 518 and 520 Southgate Avenue, Nashville, TN 37203

(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 31st day of August, 2015.

WILLIAM H. SMALLMAN, BY ADAM G. LAFEVOR, AIF

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2015, before me personally appeared Adam G. 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 H. Smallman and who acknowledged he/she/they executed the same as the free act and deed of the said William H. Smallman.

Witness my hand and official seal, this the 31st day of August, 2015.

Notary Public
My Commission Expires:

RETURN TO:

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