WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150102084 DEEDWARR
Recvd: 12/02/15 14:37 2 pgs
Fees: 13.00 Taxes: 1633.00
20151202-0121650

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF DECEMBER, 2015

Notary Public

MY COMMISSION EXPIRES: 5/16/19

(AFFIX SEAL)

File No.: ALW-15-1808-CASH

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Smallman	New Owner	117-4-331.00
(NAME)	(NAME)	
2814 12th Ave South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **TYLER AUGUSTY AND MICHELLE AUGUSTY, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM H. SMALLMAN, MARRIED**, 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:

Being Lot No. 16 of Block "A" on the Map of Belmont Terrace Annex No. 4, of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 16 fronts 130.7 feet on the Northerly side of Primrose Avenue and runs back between lines, 156 feet on the Westerly line and 160.4 feet on the Easterly line to an alley in the rear on which it measures 73.6 feet.

Being the same property conveyed to Tyler Augusty, a single person by Warranty Deed from Nick Dorroll, single, recorded on the 11th day of February, 2010 in Instrument No. 20100211-0010656, in the Register's Office of Davidson County, Tennessee.

MICHELLE AUGUSTY IS JOINING IN THIS DEED TO CONVEY ANY AND ALL RIGHTS, TITLE AND INTEREST THAT SHE MAY HAVE IN THE SUBJECT PROPERTY.

SUBJECT PROPERTY WILL NOT BE THE HOMESTEAD OF NEW OWNER.

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 1808 Primrose Avenue, Nashville, TN 37212

(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 1st day of December, 2015.

Tyler Augusty

Michelle Augusty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyler Augusty and Michelle Augusty, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2015.

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

Notary Public
My Commission Expires: 5/6/19

(SEAL)

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171