WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160010559 DEEDWARR
Recvd: 02/08/16 13:05 3 pgs
Fees:18.00 Taxes:962.00
20160208-0011942

File No.: AGL-16-1712

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

SANDRA ARROYO EAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

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 Smallman	William Smallman	10511030600
(NAME)	(NAME)	
1712 Martin Street	2814 12th Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37203	
(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, **ESTATE OF LUTHER REED**, 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. 5 on the Plan of the Resubdivision of the D. J. and W. T. White Property, as of record in Book 4460, Page 161, Register's Office for said County, Tennessee, to which said plan reference is heremade for a more complete legal description of said lot.

Being the same property conveyed by Warranty Deed from James M. Fischer, Jr., Trustee to Luther Reed, Jr. and wife Margaret M. Reed, as recorded on 9th day of April, 1975 in Deed Book 4902, Page 912 and Quitclaim Deed from Daniel D. Finch, Trustee to Luther Reed, Jr., as recorded on the 14th day of June, 1979 in Deed Book 5450, Page 45 (See Affidavit of Heirship recorded at Instrument No. 20160104-0000275), in the Register's Office of Davidson County, Tennessee.

Less and Except

Permanent Drainage Easement

Beginning at a point in the Easterly right-of-way line of Martin Street, 24.79 feet to the right of station 16+31.97 Project No. 03-M-46 on file at the Public Works Department of Davidson County, Tennessee, said point being the Point of Beginning.

Thence with the Easterly right-of-way line of Martin Street North 05 degrees 46 minutes 40 seconds East, 10.00 feet to a point;
Thence South 84 degrees 13 minutes 22 seconds East, 8.00 feet to a point;
Thence South 05 degrees 46 minutes 40 seconds West, 10.00 feet to a point;
Thence North 84 degrees 13 minutes 22 seconds West, 8.00 feet to the Point of Beginning.
Said portion of property contains 80 square feet or 0.002 acres more or less.

Being the same property conveyed by Warranty Deed from Margaret M. Reed to Metropolitan Government of Nashville & Davidson County, as recorded on the 21st day of September, 2004 in Instrument No. 20040921-0113262, in the Register's Office of 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 1712 Martin Street, 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 5th day of February, 2016.

Elizabeth J. Burton

Timothy L. Reed

Anthony C. Reed

Joseph W. Reed

Martin L. Reed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth J. Burton, 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 5th day of February, 2016.

Notary Public
My Commission Expires: 7-8-2019

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy L. Reed, 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 5th day of February, 2016.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony C. Reed, 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 5th day of February, 2016.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph W. Reed, 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 5th day of February, 2016.

Notary Public
My Commission Expires: 7-8-2019

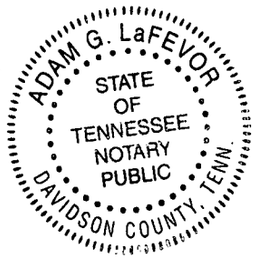
NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin L. Reed, 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 5th day of February, 2016.

Notary Public
My Commission Expires: 10/18/16



RETURN TO:

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