Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

BILL GARRETT, Davidson County
Trans:T20160049173 DEEDWARR
Recvd: 06/10/16 09:08 2 pgs
Fees:13.00 Taxes:453.62
20160610-0058765

#1337

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brad Smotherman	(NEW OWNER)	Map 119-01-0 Parcel 434.00
P O Box 11891		
Murfreesboro, TN 37129		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **ALLEN TOMLIN AND WIFE, TAMMY TOMLIN,** (The "Grantors") has bargained and sold, and by these presents does transfer and convey unto **BRAD SMOTHERMAN,** (The "Grantee"), his heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Map of W.G. Thusts Addition, Nolensville Pike, of record in Book 332, page 67, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Allen Tomlin by affidavit of heirship and quitclaim deeds from Kenny R. Tomlin, Timothy J. Tomlin, and Leslie Andrews of record in Instrument Nos. 20090514-0044338, 20090514-0044339, 20090514-004440 and 20090514-0044341, said Register's Office.

This is the same legal used in previous deed of record.

This is not the personal, marital or primary residence of GRANTEE, spouse and/or any dependents.

This conveyance is subject to the following:

1. **2016 Taxes, a lien now yet due and payable**
2. **Deeds of Trust of record in Instrument No. 20121130-0110250 and in 20130102-0000187, said Register's Office.**
3. **Any and all matters appearing on the Map of record in Book 332, page 67, said Register's Office.**

This is improved property commonly known as **330 Peachtree Street, Nashville, TN 37210.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $122,600.00.

Affiant

Subscribed and sworn to before me this 6 day of June, 2016.

Notary public:
My commission expires: 11/21/2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6 day of June, 2016.

ALLEN TOMLIN **TAMMY TOMLIN**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALLEN TOMLIN AND TAMMY TOMLIN** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 6 day of **June, 2016.**

Notary Public
My Commission Expires: 11/21/2018