WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160090923 DEEDWARR
Recvd: 10/14/16 14:35 3 pgs
Fees: 18.00 Taxes: 3330.00

20161014-0109035

File No.: AGL-16-913-HILLVIEW

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER 2016.

Notary Public

MY COMMISSION EXPIRES: 5/16/19

(AFFIX SEAL)

SANYA L. BOLAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/16/2019

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
MBS CONSTRUCTION, LLC	NEW OWNER	105-14-0-180.00
(NAME)	(NAME)	
2814 12th Ave S.		
(ADDRESS)	(ADDRESS)	
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, **WILLIAM H. SMALLMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MBS CONSTRUCTION, 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:

'SEE ATTACHED LEGAL DESCRIPTION

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 913 HILLVIEW HEIGHTS, Nashville, TN
(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 3rd day of October, 2016.

WILLIAM H. SMALLMAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. SMALLMAN, 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 3rd day of October, 2016.

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

EXHIBIT A
LEGAL DESCRIPTION

Being part of Lot No. 5 on the plan of the Real Estate of W.W. Henry, Deceased, of record in Minute Book 2, Page 516, County Court for Davidson County, Tennessee, and described according to a mortgage loan inspection by John Kohl and Company, dated 06/20/97, License No. 100, whose address is 400 7th Ave. S., Nashville, Tn 37203, as follows:

Beginning on the Southerly margin of Hillview Heights, formerly Woods Avenue, at a point 355 feet West of the Westerly margin of Cisco Street, being the Northwest corner of the property conveyed to Charles A. Woods and wife, by deed from Rudolph W. Cisco and wife, of record in Book 936, Page 122, Register's Office for Davidson County, Tennessee, thence with said Avenue, Westwardly 95 feet; thence at right angle, Southwardly 204.25 feet to the Northerly line of Lot No. 1; thence with said line, Eastwardly 95 feet to the Westerly line of said Woods property; thence with said line, Northwardly 204.25 feet to the point of beginning.

Being the same property conveyed to William H. Smallman by Warranty Deed from Lowell E. Porter and wife, Robbie E. Porter, recorded on the 30th day of May, 2013 in Instrument No. 20130530-0054665, in the Register's Office of Davidson County, Tennessee.

Map/Parcel: 10514018000