This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Michael G. Smalling
603 Elaine Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Central Bank & Trust Co
300 W Vine St.
Lexington, KY 40507

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20170012609 DEEDWARR
Recvd: 02/10/17 14:27 2 pgs
Fees:13.00 Taxes:989.75
20170210-0014358

Map/Parcel
#133-13-0-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brenda K. Farmer, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael G. Smalling and Michelle L. Smalling, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 602** on the **Plan of Caldwell Hall, Section Seven**, as shown by plat and survey of record in Plat Book 3300, page 19, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 602 fronts 80 feet on the southerly side of Elaine Drive and runs back 165.3 feet on the easterly line and 168 feet on the westerly line to a dead line in the rear on which it measures 88.9 feet.

Being the same property conveyed to Douglas L. Farmer and wife, Brenda K. Farmer by Warranty Deed dated October 14, 2004, from Nancy Jean Ferebee and John Drury Kincaid of record in Instrument #20041019-0125438, Register's Office for Davidson County, Tennessee. The said Douglas L. Farmer and Brenda K. Farmer later divorced and Douglas L. Farmer conveyed his interest in the above property to Brenda K. Farmer by Quitclaim Deed dated December 12, 2008, of record in Instrument #20090317-0023734, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **603 Elaine Drive, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 HAND, this the 9th day of **February, 2017.**

Brenda K. Farmer

Brenda K. Farmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brenda K. Farmer,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of February, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $267,500.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D Mail To.

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800