WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051207 DEEDWARR
Recvd: 06/15/17 12:20 2 pgs
Fees:13.00 Taxes:1221.00
20170615-0060179

File No.: ALW-17-5207

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

TANYA L. HARBOGAST
NOTARY PUBLIC
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
5207 Indiana, GP	NEW OWNER	09111020000 and 09111045800
(NAME)	(NAME)	
513 3RD AVE S		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(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 HARMON SMALLMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **5207 INDIANA, GP**, 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 Lots Nos. 1112 and 1114 of Block No. 158, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Registers office for Davidson County, Tennessee.

Being a portion of the same property conveyed by General Warranty Deed from Greer Investment Company to William Harmon Smallman as recorded on the 14th day of August, 2003 in Instrument No. 20030814-0117299 and all of Quitclaim Deed for Separation of Tax Parcels from William Harmon Smallman to William Harmon Smallman as recorded on the 1st day of March, 2017 in Instrument No. 20170301-0020374, 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 5207 Indiana Avenue, A & B, Nashville, TN 37209
(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 6th day of June, 2017.

William Harmon Smallman

BY ADAM G. LAFEVOR, ATTORNEY-IN-FACT

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of June, 2017, before me personally appeared ADAM G. LAFEVOR to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WILLIAM HARMON SMALLMAN and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM HARMON SMALLMAN.

Witness my hand and official seal, this the 6th day of June, 2017.

Notary Public
My Commission Expires: 5/6/19

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

RETURN TO:

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