WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170075445 DEEDWARR
Recvd: 08/29/17 15:42 2 pgs
Fees: 13.00 Taxes: 1480.00
20170829-0088858

File No.: ALW-17-146

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANYA L. ARBOGAST
STATE OF TENNESSEE
NOTARY PUBLIC
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	105-11-0-207.00
(NAME)	(NAME)	
146 Rains Avenue	P.O. Box 158444	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37215	
(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, **CLAY N. KELTON**, 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 the Southerly 38 feet of Lot No. 5 and the Northerly 30 feet of Lot No. 7 on the Plan of Aldrich Bros. and Myers of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee.

Said portion of Lots Nos. 5 and 7 front 68 feet on the Easterly margin of Rains Avenue and extend back parallel lines 150 feet to an alley.

Being the same property conveyed by Quitclaim Deed from William H. Smallman to Clay N. Kelton, as recorded on the 8th day of September, 2016 in Instrument No. 20160908-0094556 and part of Warranty Deed from Roberts Real Estate, LLC to William H. Smallman, as recorded on the 8th day of March, 2004 in Instrument No. 20040308-0025878, 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 146 Rains Avenue, Nashville, TN 37204
(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 22nd day of August, 2017.

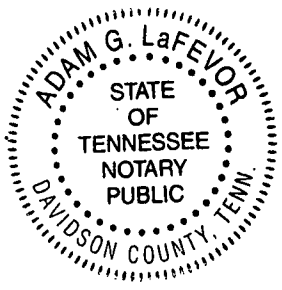
Clay N. Kelton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clay N. Kelton, 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 22nd day of August, 2017.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

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