WARRANTY DEED

Bill Garrett Davidson County
Batch# 20924 **DEEDWARR**
11/01/2017 02:03:24 PM 2 pgs
Fees: $13.00 Taxes: $1,810.65

20171101-0112146

B-BR-17-1514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,365.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021 (AFFIX SEAL)

JADEN KYE SUTLIFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William H. Smallman	New Owner	
(NAME) **1514 Clayton Avenue**	(NAME) P.O. Box 158444	**117-08-0-156.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) 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 consideration, the receipt of which is hereby acknowledged, **DANIEL GRAVES AND WIFE, ILENE BROWN GRAVES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM H. SMALLMAN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. being the easterly 50.0 feet of Lot No. 203 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portion of Lot No. 203 fronts 50.0 feet on the northerly side of Clayton Avenue and runs back between parallel lines 140.0 feet to an alley, upon which it measures 50.0 feet thereon.

Being the same property conveyed to Daniel Graves and wife, Ilene Brown Graves by deed from Monica A. Holmes of record in Instrument Number 20080317-0026470, in the Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on March 17, 2008

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1514 Clayton Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 25th DAY OF OCTOBER, 2017.

Daniel Graves by John Gleaves, Attorney in Fact

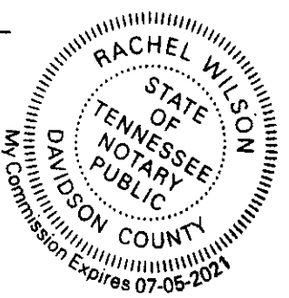
Ilene Brown Graves by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANIEL GRAVES AND ILENE BROWN GRAVES, and who acknowledged he/she/they executed the same as the free act and deed of the said DANIEL GRAVES AND ILENE BROWN GRAVES.

Witness my hand and official seal, this the 25th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212