WARRANTY DEED

Bill Garrett Davidson County
Batch# 20926 **DEEDWARR**
11/01/2017 02:06:42 PM 2 pgs
Fees: $13.00 Taxes: $1,334.78

20171101-0112148

File No.: AGL-17-2156-1031

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2017

Notary Public

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

JADEN SKYE SMALLMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09/22/2021

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
2156 BYRUM AVENUE, GP	NEW OWNER	105-11-0-227.00
(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 SMALLMAN, A 51% INTEREST AND MOYO SUAREZ, A 49% INTEREST, AS TENANTS IN COMMON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **2156 BYRUM AVENUE, 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 the South 27 feet of Lots 50 to 53 inclusive, the North 8 feet of Lot No. 54 that part of an alley running East and West lying between Lot No. 54 and Lots 50 to 53 inclusive, and that part of another 15 foot alley immediately East of said lots on the Map of Aldrich Brothers and Myers' Subdivision, as of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Easterly margin of Byrum Street, 27 feet North of the Southwest corner of Lot No. 50 on said plan; thence Eastwardly parallel to the Northerly margin of said 15 foot alley herein included 215 feet, more or less, to the Westerly line of the property now owned by Cumberland Park; thence with the line of said property Southwardly 50 feet, more or less, to a point opposite the Easterly line of Lot No. 54 on said plan 8 feet South of the South line of said 15 foot alley extended; thence Westwardly parallel to the first line and 8 feet South of the North line of Lot No. 54 on said plan 211 feet, more or less, to the Easterly margin of Byrum Street, thence with the margin of the same crossing said alley at 8 feet, in all 50 feet, to the point of beginning.

Being the same property conveyed to **WILLIAM SMALLMAN, A 51% INTEREST AND MOYO SUAREZ, A 49% INTEREST, AS TENANTS IN COMMON,** BY WARRANTY DEED FROM Rachel R. Walden and husband, Joel Ziegenmier, dated 12/31/2014, recorded 01/02/2015, in Instrument No. 20150102-0000277, 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 2156 Byrum Ave., Nashville, TN 37203

(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 24th day of OCTOBER, 2017.

WILLIAM SMALLMAN

MOYO SUAREZ

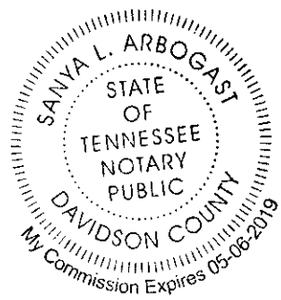


STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM SMALLMAN and MOYO SUAREZ, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of OCTOBER, 2017.

Notary Public
My Commission Expires: 5/6/19



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171