WARRANTY DEED

Bill Garrett Davidson County
Batch# 20928 **DEEDWARR**
11/01/2017 02:09:17 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171101-0112151

File No.: ALW-17-1607-1031

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

TANYA A. GOGAST NOTARY PUBLIC STATE OF 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
1607 10th Ave North GP	NEW OWNER	08112013700
(NAME) P.O. Box 158444	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **1607 10TH AVE NORTH GP, A TENNESSEE GENERAL PARTNERSHIP**, 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 LOT NO. 270 ON THE PLAN OF MCGAVOCK'S TOWN NORTH NASHVILLE, OF RECORD IN PLAT BOOK 27, PAGE 230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to **WILLIAM SMALLMAN, A 51% INTEREST AND MOYO SUAREZ, A 49% INTEREST, AS TENANTS IN COMMON,** by QUITCLAIM Deed from WILLIAM SMALLMAN, dated OCTOBER 6, 2014, recorded _____ in Instrument No. 20171101-0112150, 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 1607 10th Ave. North, Nashville, TN 37207
(House Number) (Street) (City or Town) (Postal Zip)

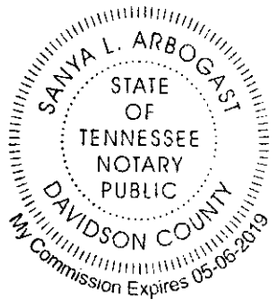
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good 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 September, 2014.

WILLIAM SMALLMAN

MOYO SUAREZ

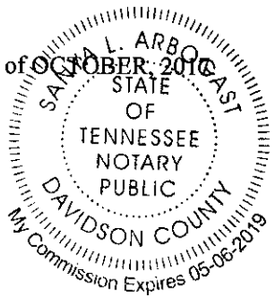


STATE OF Tennessee
COUNTY OF Davidson

On this the ~~30th~~ 24th SLA day of OCTOBER, 2017, before me personally appeared William Smallman AND MOYO SUAREZ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24THday of OCTOBER, 2017

Notary Public
My Commission Expires:



RETURN TO:

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