WARRANTY DEED

Bill Garrett Davidson County
Batch# 119636 DEEDWARR
07/24/2018 11:15:04 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20180724-0072058

File No.: ALW-18-5207B

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/10/2019

AFFIX SEAL

SANDRA L. WARD-EAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-10-2019

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
BRADLEY JASON GARNTO	DHI MORTGAGE	~~091-11-0-200.00 (Parent P~~
(NAME)	(NAME)	
5207 B INDIANA AVE	10700 PECAN PARK BLVD, STE 450	091-11-0-458.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	AUSTIN, TX 78750	
(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, **5207 INDIANA, GP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRADLEY JASON GARNTO**, 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, being Lot 1114, Block No. 158, PLAN 1, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 74-75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from William Harmon Smallman to 5207 Indiana, GP, as recorded on the 15th day of June, 2017 in Instrument No. 20170615-0060179; part 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 and part of 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, 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 B INDIANA AVE, 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 13th day of July, 2018.

5207 INDIANA, GP

BY: ADAM G. LAFEVOR
ITS: PARTNER

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of July, 2018, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of 5207 INDIANA, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of July, 2018.

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