WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: ALW-19-1609-PURCH

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	NEW OWNER	105-07-0-325.00
(NAME)	(NAME)	
2206 21st Ave S		
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Karen Johnson Davidson County
Batch# 295228 DEEDWARR
10/03/2019 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20191003-0100914

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, **GLENN CHARLES KING. WIDOWER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM SMALLMAN, AS HIS SOLE AND SEPARATE PROPERTY**, 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. 8 on the Map showing a division into 11 lots, of Lots Nos. 17, 18 and 19 on the Plan of John B. Williams' Addition, as of record in Book 161, Page 70, Register's Office for said County, for C. B. Kelley and Company, said Kelley Subdivision not being of record and described according to a copy of a survey thereof made by W. A. Blanchard, Civil Engineer, August 19, 1946, as follows:

Said lot fronts 50 feet on the westerly side of Martin Street and runs back between parallel lines parallel to and 153 feet north of Southgate Avenue, 150 feet to a dead line.

Being the same property conveyed by Warranty Deed from A. V. Oakes and Jim B. Smith to Marie J. King, as recorded on the 8th day of April, 1968, in Deed Book 4225, Page 494, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quit-Claim Deed from Marie J. King to Glenn Charles King (with a life estate interest retained by Marie J. King), as recorded on the 23rd day of April, 1990, in Deed Book 8094, Page 111, in the Register's Office of Davidson County, Tennessee.

Marie J. King, having died on March 17, 2018.

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 1609 MARTIN STREET, NASHVILLE, TN 37210
(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 2nd day of October, 2019.

Glenn C. King

Glenn Charles King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn Charles King, 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 2nd day of October, 2019.

Notary Public
My Commission Expires: 5/5/20

(SEAL)



RETURN TO:

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

