Karen Johnson Davidson County
Batch# 424683 DEEDWARR
06/23/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20200623-0067793

WARRANTY DEED

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05.02.2022

File No.: AGL-20-1005-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

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
Autumn Ledgin	CAPSTAK BANK	105-09-0-202.00
(NAME)	(NAME)	
1005 Acklen Ave.	2002 RICHARD JONES RD #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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 considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM SMALLMAN, AN UNMARRIED MAN,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AUTUMN LEDGIN, AN UNMARRIED WOMAN,** 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:

ARL

Land in Davidson County, Tennessee, being part of Lot No. 34 on the Plat of Waverly Land Company's Plan of Lots, also called Waverly Place, of record in Book 57, Pages 94 and 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the south margin of Acklen Avenue, 100 feet west of 10th Avenue South, being the northwest corner of the property conveyed to Sam A. Moore, by deed of record in Book 306, Page 368, Register's Office for Davidson County, Tennessee; thence with the south margin of Acklen Avenue, westerly 72.1 feet to the northeast corner of the property conveyed to Henry W. Morgan, by deed of record in Book 221, Page 296, said Register's Office; thence with his east margin line, southerly 158 feet, more or less, to the north margin of an alley, thence with the margin of said alley, easterly 72 feet more or less, to Moore's southwesterly corner; thence with his west line, northerly 158 feet, more or less, to the beginning.

Being the same property conveyed to William Smallman, an unmarried man, by Warranty Deed from 1005 Acklen Ave Partners, G.P., a Tennessee General Partnership, dated January 21, 2020, recorded January 23, 2020, in Instrument No. 20200123-0008594, 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.

ARL

unimproved ☐
This is improved ☒ property, known as 1005 Acklen Ave., Nashville, TN 37215
(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 10th day of June, 2020.

William Smallman by Adam G. Lafevor, his Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of June, 2020, before me personally appeared Adam G. Lafevor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Smallman and who acknowledged he executed the same as the free act and deed of the said William Smallman.

Witness my hand and official seal, this the 10th day of June, 2020.

Notary Public
My Commission Expires: 09/22/2021

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

RETURN TO:

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

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022