WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: EXP. 3/28/08

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Shapiro Silverman	Elizabeth Shapiro Silverman	Map 104-09-J
(NAME) 3737 West End Avenue Unit 103	(NAME) 3737 West End Avenue Unit 103	Parcel 103
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES M. COWDEN JR. AND WIFE, JACQUELINE W. COWDEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN I. SILVERMAN AND WIFE, ELIZABETH S. SILVERMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 103 of Westbury Condominiums, a horizontal property regime established pursuant to all the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101 et seq. Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; also subject to easements, rights and Bylaws for the Administrations thereof, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitations, the Bylaws appended thereto of record in Book 6819, page 239, said Register's Office (collectively, the "Master Deed"), to which reference is hereby made for a more complete description of said unit.

Together with the undivided percentage interest in the common elements (as defined in Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed and together with the allocated parking spaces No. 17 and 18 and reserved space No. S-11.

Being the same property conveyed to Charles M. Cowden, Jr. and wife, Jacqueline W. Cowden, by deed from Mark Lowry, a single man, of record in Instrument #20020627-0077159, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing Master Deed and Bylaws of record in Book 6819, page 210, Book 6886, page 662, Book 6958, page 220 and Instrument #20000606-0055942, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3737 West End Avenue Unit 103, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 08/01/05 11:23 2 pgs
Fees:13.00 Taxes:1616.90

20050801-0089531

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 GRANTEES 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 GRANTEES, 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 our hands this 29th day of July, 2005.

Charles M. Cowden Jr.

Jacqueline W. Cowden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Cowden Jr. and Jacqueline W. Cowden, the bargainor, 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 at Nashville, Tennessee this 29th day of July, 2005.

Commission expires:

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public