WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/06 09:16 3 pgs
Fees:18.00 Taxes:3811.00

20061017-0128558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,030,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 19 2009

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaun Silva	Shaun Silva	130-8-112 and 130-12-1
(NAME)	(NAME)	
3801 Harding Place	3801 Harding Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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, Jim Barker and wife, Brenda Barker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shaun Silva and Shannon Brown Silva, husband and wife, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3801 Harding Place, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (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 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 6th day of October, 2006.

Jim Barker

Brenda Barker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim Barker and Brenda Barker, the within named bargainors, 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 Office, this 6th day of October, 2004.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 28, 2010

EXHIBIT A

Land in Davidson County, Tennessee, being 1.1 acres, (more or less) on the southerly margin of Harding Place in the 1st Civil district of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Harding Place at the northwest corner of the North Northumberland Development Company's Tract as recorded in Book 6302, page 358, R.O.D.C., thence S. 6 deg. 30 min. 57 sec. W. along the westerly line of said North Northumberland Development Company's Tract 300.61 feet to a point; thence S. 89 deg. 30 min. 11 sec. W. 173.81 feet to the southeast corner of the Ruth L. Wilkinson Tract as recorded Book 4937, page 778, of the R.O.D.C.; thence N. 5 deg. 30 min. 50 sec. E. 300 feet, more or less, to a point in the said southerly margin of Harding Place; thence N 89 deg. 51 min. 02 sec. E. along said southerly margin 179.09 feet to the point of beginning, containing 1.1 acres, more or less. Together with and subject to an Ingress/Egress Easement of record in Book 1511, page 421, said Register's Office and an Easement Maintenance Agreement of record in Document No. 20010514-0049569, said Register's Office. Said Ingress/Egress Easement is set out on the plan of record in Book 6900, page 120, said Register's Office.

Being the same property conveyed to Jim Barker, by deed from Emily A. Ericson, unmarried, of record as Instrument No. 20040517-0057503, dated May 13, 2004, as re-recorded as Instrument No. 20040618-0072665, said Register's Office.