2 TB

# WARRANTY DEED

TONIA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,948.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Adam L. Silverman | New Owner | 172-15A-193 |
| (NAME) | (NAME) | |
| 2208 Bryce Cove | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, Jo Ann F. Murdock, Unmarried and Bryant S. Brown, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam L. Silverman and wife, Nicole L. 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:

BEING Lot No. 141, on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, Page 408, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jo Ann F. Murdock and Bryant S. Brown, as joint tenants with right of survivorship, by Warranty Deed, from Paul A. Chumley, unmarried of record in Instrument No. 20021120-0143786, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jo Ann Fanning Murdock by Bryant Brown as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20070220-0020816, in the Register's Office for Davidson County, Tennessee. The said Jo Ann Fanning Murdock being one and the same as Jo Ann F. Murdock. The said Bryant Brown being one and the same as Bryant S. Brown.

Subject property has never been the marital residence of Bryant S. Brown and/or his spouse. The property was resided by Jo Ann F. Murdock, solely.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 02/20/07 13:41 2 pg
Fees:13.00 Taxes:684.31

20070220-0020817

unimproved ☐

This is improved ☒ property, known as 2208 Bryce Cove, Nashville, TN 37211

(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 15th day of February, 2007.

(ATTORNEY IN FACT)

Jo Ann F. Murdock by Bryant Brown
Jo Ann F. Murdock a/k/a Jo Ann Fanning Murdock
By: Bryant Brown as her Attorney-in-Fact

Bryant S. Brown
Bryant S. Brown

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 Bryant S. Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2007.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
BY COMMISSION EXPIRES
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of February, 2007, before me personally appeared Bryant Brown, the person who executed the foregoing instrument on behalf of Jo Ann Fanning Murdock, and acknowledged that he executed the same as the free act and deed of the said Jo Ann Fanning Murdock, through Power of Attorney granted Bryant Brown by the said Jo Ann Fanning Murdock.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2007.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
BY COMMISSION EXPIRES
DAVIDSON COUNTY