Davidson County DEEDWARR
Recvd: 03/08/07 10:20 3 pgs
Fees:18.00 Taxes:555.00

20070308-0028566

WARRANTY DEED

B-LTM-07-5405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua Smithson	Newowner (NAME)	
5405 Country Drive (ADDRESS)	P.O Box 1341 (ADDRESS)	162-5-168.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Madison TN 37116 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL SILVERMAN AND MAIKE SILVERMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA SMITHSON, A SINGLE MAN, 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 63, SECTION 2, HICKORY VALLEY SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 158, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO DANIEL SILVERMAN AND MAIKE SILVERMAN, HUSBAND AND WIFE, BY WARRANTY DEED FROM HAROLD G. KING AND DIANNE F. KING RECORDED MARCH 3, 2005 AT INSTRUMENT NO. 20050303-0023270, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DANIEL SILVERMAN AND MAIKE SILVERMAN, HUSBAND AND WIFE, BY WARRANTY DEED FROM HAROLD G. KING AND DIANNE F. KING RECORDED MARCH 3, 2005 AT INSTRUMENT NO. 20050303-0023270, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 15, PAGE 326; BOOK 339, PAGE 714; BOOK 206, PAGE 373; BOOK 377, PAGE 184; BOOK 123, PAGE 473, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5405 Country Drive, Nashville, Tennessee 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 GRANTEE(S), 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 23rd day of February, 2007.

Daniel Silverman

Maike Silverman by Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Silverman ~~and Maike Silverman,~~ 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 23rd day of February, 2007.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

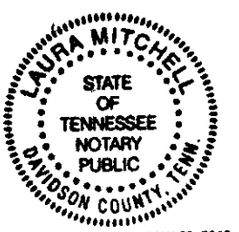
STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of February, 2007, before me personally appeared Daniel Silverman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Maike Silverman and who acknowledged he/she/they executed the same as the free act and deed of the said Maike Silverman.

Witness my hand and official seal, this the 23rd day of February, 2007.

Laura Mitchell
Notary Public

My Commission Expires: 5/22/10



My Commission Expires MAY 22, 2010