WARRANTY DEED

G-TRA-08-2524

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Kathy Lee
Affiant

Subscribed and sworn to before me, this 7th DAY OF January, 2009.

Jennifer Thomas
Notary Public

MY COMMISSION EXPIRES: 10-15-11
(AFFIX SEAL)

JENNIFER THOMAS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

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 NUMBERS
Joshua D. Silverberg	New Owner (NAME)	
2524 Lakevilla Drive	11 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	11 (CITY) (STATE) (ZIP)	149-3-D-4.00 CO

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, I/we CRJ PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA D. SILVERBERG AND MICHAELA SILVERBERG, HUSBAND AND WIFE AND SCOTT SILVERBERG, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 7, EDGE-O-LAKE SUBDIVISION, SECTION 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060912-0112736, 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 CRJ PARTNERSHIP BY WARRANTY DEED FROM MURFREESBORO EDGE-O-LAKE, LLC, RECORDED ON THE 20TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070920-0112626, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE RECORDED IN INSTRUMENT NO. 20060912-0012736, PLAT BOOK 3700, PAGES 15 AND 16, AND PLAT BOOK 6250, PAGES 391 AND 392. RESTRICTIONS RECORDED IN BOOK 3908, PAGE 161 AND INSTRUMENT NO. 20020404-0041470. EASEMENT FOR SANITARY SEWER/STORM DRAINAGE IN INSTRUMENT NO. 20060810-0098639.

unimproved ( )
This is improved (X) property, known as 2524 Lakevilla Drive, Nashville, Tennessee 37217
(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.

Davidson County DEEDWARR
Recvd: 01/27/09 11:12 2 pgs
Fees:13.00 Taxes:465.83
20090127-0007040

Witness my/our hand(s) this 7th day of January, 2009.

CRJ Partnership

By: _____
James Craig Smith
Its: Partner

By: _____
Richard L. Johnson
Its: Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of January, 2009, before me personally appeared James Craig Smith and Richard L. Johnson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a Partner of CRJ Partnership, the within named bargainor, a partnership, and that he/she/they as such Partner, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of January, 2009.

_____
Notary Public

My Commission Expires: 9/3/12

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

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN