WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090038592 DEEDWARR
Recvd: 06/10/09 09:09 2 pgs
Fees:13.00 Taxes:235.72
20090610-0053701

STATE OF TENNESSEE
COUNTY OF BEDFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,707.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: February 16, 2011.
(AFFIX SEAL)

KRISTIN L BROWN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deron Fuqua	Deron Fuqua	05910011400
(NAME)	(NAME)	
4020 Ames Drive	4020 Ames Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Silverstone, LLC, a limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deron Fuqua and wife, Mechelle Fuqua, 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. 54 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13 Register's Office for Davidson County, Tennessee.
Said Lot No. 54 fronts 90 feet on the easterly side of Ames Drive and runs back between parallel lines 136 feet on the northerly line and 134.10 feet on the southerly line to a line in the rear on which it measures 85.40 feet thereon.

Being the same property conveyed to Jesse Leon Mitchem and wife, Cheryll C. Mitchem by Quit Claim Deed dated November 17, 1995 from Dorothy J. Carney of record in Book 9870, page 590 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Silverstone, LLC, a limited liability company by Warranty Deed dated June 5, 2009 from Jesse Leon Mitchem and wife, Cheryll C. Mitchem of record in Instrument No. 20090610-0053700 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ■ property, known as 4020 Ames Drive, Nashville, TN 37218
(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 my hand this 5th day of June, 2009.

Silverstone, LLC, a limited liability company

By: _____

William Keith Kellum, Member of Silverstone, LLC, a limited liability company

STATE OF TENNESSEE

COUNTY OF BEDFORD

On this 5 day of June, 2009, before me personally appeared William Keith Kellum, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged himself to a Member of Silverstone, LLC, the within named bargainor, William Keith Kellum, and he, as such Member, being authorized so to do, executed the foregoing instrument (Warranty Deed), for the purpose therein contained by signing the name of Silverstone, LLC by himself as such Member.

Witness my hand and official seal at Murfreesboro, Tennessee this 5th day of June, 2009.

Commission expires: February 16, 2011

Kristin L. Brown
Notary Public

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY