BILL GARRETT, Davidson County
Trans:T20110056913 DEEDWARR
Recvd: 09/14/11 08:24 2 pgs
Fees:13.00 Taxes:240.50

20110914-0071160

WARRANTY DEED

JILL CONNORS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2011.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Silver (NAME)	Alex Silver (NAME)	142-15-68
664 McPherson Dr. (ADDRESS)	6912 Collinswood Dr. (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (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, **Donald L. Von Tress and wife, Jeanne E. Von Tress,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Silver, married,** 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:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Valley Park Subdivision, Section 1, of record in Book 3600, Pages 93 and 94, Register's Office for said County to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Donald L. Von Tress and wife, Jeanne E. Von Tress by deed from James R. Ferguson of record in Book 9541, Page 762, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved X unimproved property, known as **664 McPherson Drive, Nashville, TN 37221**
(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 8th day of September, 2011.

Donald L. Von Tress

Jeanne E. Von Tress

Jeanne E. Von Tress

STATE OF TENNESSEE

COUNTY OF WAYNE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , the 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 Collinwood, Tennessee this 8th DAY OF SEPTEMBER, 2011.

Commission expires:

Patsy D. Hill
Notary Public

PATSY D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WAYNE

MY COMMISSION EXPIRES
MARCH 18, 2013