WARRANTY DEED

G-LM-12-255

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jeffrey Len Beaty	Jeffrey Len Beaty	
255 Tulip Hill Drive (ADDRESS)	255 Tulip Hill Drive (NAME)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	255 Tulip Hill Drive (ADDRESS)	94-12-21.00
	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL SILVERMAN AND MAIKE SILVERMAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY LEN BEATY, UNMARRIED, 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 43, CLOVER NOOK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGES 51 AND 52, 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 WIFE, MAIKE SILVERMAN BY WARRANTY DEED FROM LAURENTIO BRANZA AND WIFE, MARIANA BRANZA, RECORDED ON THE 11TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040611-0069263, 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 IN PLAT BOOK 2900, PAGES 51-52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 255 Tulip Hill Drive, Nashville, Tennessee 37210
(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 29th day of March, 2012.

Daniel Silverman

Maike Silverman, by DAN Silverman As Attorney IN FACT

Maike Silverman

BILL GARRETT, Davidson County
Trans:T20120026917 DEEDWARR
Recvd: 04/13/12 08:45 2 pgs
Fees:13.00 Taxes:240.50
20120413-0031498

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel 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.

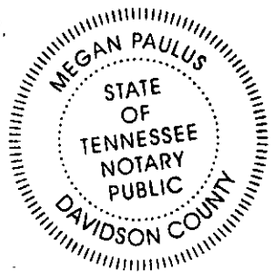
Witness my hand and official seal, this the 29th day of March, 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

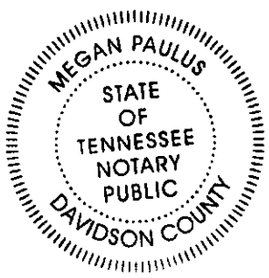
On this the 29th day of March, 2012, before me personally appeared Daniel Silverman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Maike Silverman and who acknowledged he/she/they executed the same as the free act and deed of the said Maike Silverman.

Witness my hand and official seal, this the 29th day of March, 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16



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