WARRANTY DEED

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

G-MH-12-309

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

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 (NAME)	
769 Balthrop Rd. (ADDRESS)	769 Balthrop Rd. (ADDRESS)	
Chapmansboro, TN 37035 (CITY) (STATE) (ZIP)	Chapmansboro, TN 37075 (CITY) (STATE) (ZIP)	16-119.00

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 A. SILVERMAN AND WIFE MAIKE SILVERMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY LEN BEATY, 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 19, RIDGEVIEW ESTATES, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 356, 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 A. SILVERMAN AND WIFE, MAIKE SILVERMAN BY WARRANTY DEED FROM RAY EMMETT AND WIFE, RENEE EMMETT, RECORDED ON THE 28TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030328-0040933, 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 APPEARING IN PLAT BOOK 5200, PAGE 356, BOOK 5782, PAGE 7 AND RE-RECORDED IN BOOK 5782, PAGE 102.

unimproved ( )
This is improved (X) property, known as 309 View Ridge Drive, Goodlettsville, Tennessee 37072
(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 12th day of April, 2012.

Daniel A. Silverman

Maike Silverman by Daniel Silverman Atty in Fact

BILL GARRETT, Davidson County
Trans:T20120027903 DEEDWARR
Recvd: 04/17/12 14:43 2 pgs
Fees:13.00 Taxes:370.00
20120417-0032815

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel A. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2012.

Notary Public

My Commission Expires: 1/9/2016

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of April, 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 executed the same as the free act and deed of the said Maike Silverman.

Witness my hand and official seal, this the 12th day of April, 2012.

Notary Public
My Commission Expires: 1/9/2016



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