BILL GARRETT, Davidson County
Trans:T20120076532 DEEDWARR
Recvd: 10/09/12 10:47 2 pgs
Fees:13.00 Taxes:697.45

20121009-0092347

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of ,

Notary Public

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

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Davidson	SWBC MORTGAGE	126-16-A-121.00
(NAME)	(NAME)	
6844 Bridgewater Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **George J. Silva, married and Kimberly I. Miller**, and husband, Jonathan David Peterson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lauren Davidson, an unmarried person**, 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. 121 on the Plan of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly I. Miller, unmarried, and George J. Silva, married, by Warranty Deed from Jeremy M. Hayes and wife, Margaret M. Hayes, dated November 21, 2007, filed November 29, 2007, in Instrument No. 20071129-0138501, Register's Office for Davidson County, Tennessee.

Upon oath, George J. Silva warrants, covenants and certifies that the subject property is not his principal residence as defined by Statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6844 Bridgewater Drive, Nashville, TN 37221

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, has 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 5th day of October, 2012,

George J Silva by Kimberly I Miller Attorney in

George J. Silva by Kimberly I. Miller, Attorney In Fact

Jonathan David Peterson

Kimberly I. Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Kimberly I. Miller, and Jonathan Davidson Peterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of October, 2012,

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 8/23/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Kimberly I. Miller, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of George J. Silva, and who acknowledged that she executed the same as the free act and deed of the said George J. Silva, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20121009009234 6, said Register's Office.

Witness my hand and official seal this 5th day of October, 2012.

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY

My Commission Expires: 8/23/14