BILL GARRETT, Davidson County
Trans:T20130090543 DEEDWARR
Recvd: 10/21/13 16:00 2 pgs
Fees:13.00 Taxes:234.95

20131021-0109836

WARRANTY DEED

G-USB-13-2476

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Sameh Iskander
Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2013.

Megan Paulus
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
Sameh Iskander	U.S. Bank, National Association	
2476 Scott Valley Drive (ADDRESS)	3180 Rider Trail South (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	14903010500

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHONY G. SILVA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMEH ISKANDER, MARRIED, 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 NO. 2B ON THE PLAN OF THE ZONE LOT DIVISION OF LOTS 1, 2, 3, 5, AND 6, EDGE-O-LAKE VILLA, AS OF RECORD IN BOOK 6050, PAGE 99, AND AS AMENDED IN BOOK 6900, PAGE 740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY G. SILVA, A SINGLE MAN BY WARRANTY DEED FROM THOMAS G. KOPPES AND WIFE, IMELDA G. YAGO-KOPPES, RECORDED ON THE 29TH DAY OF OCTOBER, 1997 IN DEED BOOK 10662, PAGE 647, 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 IN PLAT BOOK 5200, PAGE 644, PLAT BOOK 6050, PAGE 99 AND PLAT BOOK 6900, PAGE 740; RESTRICTIVE COVENANTS OF RECORD IN BOOK 6275, PAGE 449; BY-LAWS OF RECORD IN BOOK 6661, PAGE 384; HOA CHARTER OF RECORD IN BOOK 6661, PAGE 377; AND MAINTENANCE AGREEMENT OF RECORD IN BOOK 6149, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 2476 Scott Valley Drive, Nashville, Tennessee 37217
(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 15th day of October, 2013.

Anthony G. Silva

April Silva

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony G. Silva and April Silva, 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 10th day of October, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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