RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2014. Notary Public MY COMMISSION EXPIRES: 8.21.17 (AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Useted and Adrienne D. Useted	**SAME**	
1203 Stratton Avenue		083-05-0-291.00
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(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, **Rachel L. Silbereis and husband, Sebastian Silbereis**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Useted and wife, Adrienne D. Useted**

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. 3 Block "A"on the Plan of F. O. Beasley's Addition to East Nashville of record in Plat Book 57, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel L. Silbereis and Sebastian Silbereis, wife and husband by Warranty Deed from Michael S. Morton of record at Instrument No. 20090804-0072993, Register's Office for Davidson County, Tennessee, dated July 24, 2009 and recorded on August 04, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **1203 Stratton Avenue, Nashville, TN 37206.**

BILL GARRETT, Davidson County
Trans:T20140008724 DEEDWARR
Recvd: 02/06/14 13:06 2 pgs
Fees:13.00 Taxes:843.60
20140206-0010649

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 the Grantor's hand this the 30th day of January, 2014.

Rachel L. Silbereis by Josh Anderson attorney in fact

Rachel L. Silbereis by Josh Anderson, Attorney-in-Fact Pursuant to
Power of Attorney recorded in Instrument No. 20140206-0010648, R.O.D.C., TN

Sebastian Silbereis by Josh Anderson attorney in fact

Sebastian Silbereis by Josh Anderson, Attorney-in-Fact Pursuant to
Power of Attorney recorded in Instrument No. 20140206-0010647, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Josh Anderson**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Rachel L. Silbereis and Sebastian Silbereis,** and who acknowledged that he executed the same as the free act and deed of **Rachel L. Silbereis and** * Witness my hand and official seal this 30th day of January, 2014.
***Sebastian Silbereis**

Witness my hand and official seal this the 30th day of January, 2014

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE