Davidson County	**DEEDWARR**
Recvd: 06/27/14 08:55	**2 pgs**
Fees:13.00 Taxes:1110.00	
20140627-0056268	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 12/18/17 (AFFIX SEAL)

REBECCA MARTIN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 452 St. Andrews Dr Suite C, Murfreesboro, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marshall Kenny	Marshall Kenny	093 06 1D 402.00CO
(NAME)	(NAME)	
309 Church Street, Apt 402	309 Church Street, Apt 402	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thousand And No/100 Dollars ($300,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Glenn Silva and wife, Annette Silva**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marshall Kenny**, 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 Unit 402, The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Glenn Silva and wife, Annette Silva By Warranty Deed from The Exchange Lofts, LLC dated 06/20/05 recorded 07/07/05, of record in Instrument No. 20050707-0077966, Register's Office for Davidson County, Tennessee.

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 309 Church Street, Apt 402, Nashville, TN 37201

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 20th day of June, 2014.

Glenn Silva

Annette Silva

STATE OF Florida

COUNTY OF St. Johns

I, Michael A. Hernandez, a Notary Public for the County of Saint Johns and State of Florida, do hereby certify that Glenn Silva and wife Annette Silva personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 of June, 2014.

Notary Public

My Commission Expires:

(SEAL)

MICHAEL ANTHONY HERNANDEZ
Notary Public, State of Florida
Commission # FF 45908
My comm. expires Aug. 15, 2017

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Signature

State of TN

County of Wilson

Personally appeared before me Charlie Winn a notary public for this county and state, Connie Buchanan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/28/16
Notary' Seal (if on paper)

CHARLES M. W... STATE OF TENNESSEE NOTARY PUBLIC ... COUNTY OF DA...

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

mfr 14n185