WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088512 DEEDWARR
Recvd: 11/24/14 15:04 2 pgs
Fees:13.00 Taxes:887.63
20141124-0108263

File No.: ALW-14-1900-O3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miriam Silver, Lisa Silver and Robert Dendy	NEW OWNER	117-15-A-151.00 CO
(NAME)	(NAME)	
1923-B Overhill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **TRISTAN KURTIS KINSLEY AND CARRIE ALLBRITTEN KINSLEY, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MIRIAM SILVER, UNMARRIED, AND LISA SILVER AND HUSBAND ROBERT DENDY, COLLECTIVELY AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 Unit No. O-3, also known as Parcel No. 151 on the Plan of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5304, Page 702, Register's Office for Davidson County, Tennessee. Said Master Deed amended in Book 7841, Page 557, and said By-Laws amended in Book 9830, Page 181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tristan Kurtis Kinsley and Carrie Allbritten Kinsley, husband and wife by Warranty Deed from Estate of Calvin F. Hall, Sr., dated July 23, 2010, recorded August 6, 2010 in Instrument No. 20100806-0062098, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1900 Richard Jones Rd., O-3, Nashville, TN 37215
(House Number) (Street) (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 GRANTEES, 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 18th day of November, 2014.

Tristan Kurtis Kinsley

Carrie Allbritten Kinsley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tristan Kurtis Kinsley and Carrie Allbritten Kinsley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of November, 2014.

Notary Public
My Commission Expires: August 23, 2016

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171