WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/15 09:23 3 pgs
Fees:18.00 Taxes:1184.00

20150820-0083880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 3-25-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Steven Silberg and Fran Silberg	Steven Silberg and Fran Silberg	126 16 0A 029.00
(NAME)	(NAME)	
221 Springhaven Ct.	221 Springhaven Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Louis E. Roban and Kelly L. Roban, husband and wife,** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven Silberg and Fran Silberg, husband and wife**, 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. 29, on the Plan of Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, as shown in Instrument No. 20011026-0117231, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Louis E. Roban and Kelly L. Roban, husband and wife by Warranty Deed from Kathy Echegaray, an unmarried woman dated October 1, 2007 and recorded October 5, 2007 as Instrument No. 20071005-0119220, in said 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 221 Springhaven Ct., Nashville, TN 37221

File Number: FRN-153570

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 7th day of August, 2015.

Louis E Roban by Kalista Bradshaw, attorney in fact
Louis E. Roban by Kalista Bradshaw, Attorney in Fact

Kelly L Roban by Kalista Bradshaw attorney in fact
Kelly L. Roban by Kalista Bradshaw, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kalista Bradshaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Louis E. Roban, as his Attorney In Fact, under Power of Attorney bearing ~~Book _____, page _____~~, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Louis E. Roban, under said Power of Attorney. * Instrument Number 20150813-0081156

Witness my hand and official seal, this the 7th of August, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kalista Bradshaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelly L. Roban, as his Attorney In Fact, under Power of Attorney bearing ~~Book _____, page _____~~, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Kelly L. Roban, under said Power of Attorney. * Instrument Number 20150813-0081155

Witness my hand and official seal, this the 7th of August, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-153570

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith