# WARRANTY DEED

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
SW

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES January 11, 2017
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| George V. Silbernagel, III | SWBC Mortgage | 171-8-B-11.00CO |
| (NAME) | (NAME) | |
| 5805 Cross Pointe Lane | 9311 San Pedro #100 | Davidson County DEEDWARR<br>Recvd: 12/30/15 15:34 3 pgs<br>Fees:18.00 Taxes:1480.00<br>**20151230-0131310** |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | San Antonio, TX 78216 | |
| (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, **Thomas Fossick and wife, Ashley fossick**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George V. Silbernagel, III and Martha Suzanne Johnston, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot 28, Brelan Park at Saddlewood, Section One, as shown on plat of record in Plat Book 7900, Page 532, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Fossick and wife, Ashley Fossick by deed from Sam E. Shelby, Jr., Executor for the Estate of Same E. Shelby, Sr., of record in Instrument No. 20120515-0041969 dated May 10, 2012.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5805 Cross Pointe Lane, Brentwood, TN 37027
(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 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 our hands this 30th day of December, 2015.

Thomas Fossick

Ashley Fossick

State of Tennessee
County of Davidson

On this 30th day of December, 2015, before me, a Notary public in and for said County and State, personally appeared Thomas Fossick and Ashley Fossick, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: May 06, 2019

# True Copy Certification

I, ____Amy Tidwell_____, 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.

Signature

State of ____TN_____

County of __Williamson_____

Personally appeared before me, __Stephanie McPeake_____[Name of Notary], a notary public for this county and state, ___Amy Tidwell_____[Name of person making certification] 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: 1-11-17

{Notary' Seal}

