This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2016.

Notary Public
My commission expires: 6-30-19

APRIL G. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| PHILLIS ISABELLA SHEPPARD | SAME | 131-07-D-003.00 |
| 1927 OVERHILL DRIVE | | |
| NASHVILLE, TN 37215 | | |

BILL GARRETT, Davidson County
Trans:T20160027958 DEEDWARR
Recvd: 04/06/16 12:28 2 pgs
Fees:13.00 Taxes:1295.00
20160406-0032983

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIRIAM F. SILVER, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **PHILLIS ISABELLA SHEPPARD, A SINGLE PERSON,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 1923B OVERHILL CONDOMINIUMS HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 6050, PAGE 78, AS AMENDED IN BOOK 6900, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO MIRIAM F. SILVER BY WARRANTY DEED DATED APRIL 30, 2002 BY ANITA O. TATE BOOKER, OF RECORD IN INSTRUMENT NO.. 20020501-0053767, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 1923-B OVERHILL DRIVE, NASHVILLE, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee, her 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 hand this 5th DAY OF April, 2016.

Miriam F Silver

MIRIAM F. SILVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MIRIAM F. SILVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 5th DAY OF April, 2016.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY