WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

File No. 0001794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,900.00.

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Howard Born	FJM BANK	147-14-0-100.00
(NAME)	(NAME)	
512 Westcrest Drive	50 FRANKLIN ST.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211	CLARKSVILLE, TN 37040	
(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, I, **Michael G. Silva and Laurie A. Silva, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Howard Born, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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. 339 on the Plan of Whispering Hills, Section II-B of record in Plat Book 2331, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael G. Silva and Laurie A. Silva by Warranty deed from Amy C. Clendenon, an unmarried person, and Sandra D. Reagan, an unmarried person of record in Instrument No. 20090915-0086048 Register's Office for Davidson County, Tennessee, dated September 10, 2009 and recorded on September 15, 2009.

Michael G. Silva hereby certifies that he is one and the same person as Michael Gavin Silva.
Laurie A. Silva hereby certifies that she is one and the same person as Laurie Anne Silva.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 512 Westcrest Drive, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20160051789 DEEDWARR
Recvd: 06/17/16 15:54 2 pgs
Fees:13.00 Taxes:1002.33

20160617-0062009

Witness my hand this 15th day of June, 2016.

Michael G. Silva, by Leslie Membrillo, attorney in fact

Michael G. Silva by Leslie Membrillo, Attorney in Fact

Laurie A. Silva, by Leslie Membrillo, attorney in fact

Laurie A. Silva by Leslie Membrillo, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Leslie Membrillo, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Michael G. Silva and Laurie A. Silva, and who acknowledged that she executed the same as the free act and deed of the said Michael G. Silva and Laurie A. Silva, by virtue of a Power of Attorney, duly executed and appearing of record as Instrument No. 20160617-0062007 & 20160617-0062008, said Register's Office.

Witness my hand this 15th day of June, 2016.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206