(1)

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2737290

Return to:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $ 425,000

Affiant

Subscribed and sworn to me, this the 29TH day of SEPTEMBER, 2016.

Notary Public

My commission expires:

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

Property Address:	Property owner and mail tax bills to:	Parcel ID:
413 Van Buren Street Unit 101 NASHVILLE, TN 37208	413 VAN BUREN STREET NASHVILLE, TN 37208	Map 082-09-0-T01-Parcel 70-0CO Parcel

THIS INDENTURE is made effective the 29TH day of SEPTEMBER, 2016, by Laura E. Sentivany, a married person, First Party, for the purpose of conveying the premises described herein to MICHAEL A. SILVA AND DONNA L. SILVA, HUSBAND and WIFE Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 17, on the plan of Germantown Station Condominium, as shown on Exhibit B to Declaration of record in Instrument No. 20100804-0061209, amended in Instrument 20111020-0081623, 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 further conveyed to Laura E. Sentivany by Warranty Deed from Kristen M. Pike Humphreys and Christopher R. Humphreys, wife and husband, of record in Instrument No. 20131101-0113589 dated October 30, 2013 and recorded on November 01, 2013, Register's Office for Davidson County, Tennessee.

Andrew O'Neill, spouse of Laura E. Sentivany, joins in the execution of this instrument to convey any interest he may have in subject property, marital or otherwise.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

All matters of record including, without limitation, the Plan of record attached as Revised Exhibit B, Amendment No. 1 to the Declaration of Germantown Station Condominiums of record in Instrument No. 20111020-0081623; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and lien provided in the Declaration of Germantown Station condominium of record in Instrument No. 20100804-0061209 amended in Instrument No. 20111020-0081623; Charter of record for Homeowner's Association in Instrument No. 20101119-0092835; Agreement for Dedication of Easement for Water Quality in Instrument No. 20070919-0111969; Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record under Instrument Nos. 200709190112010 and 201006210047868; By-Laws of record in Instrument No. 20150917-0094596; Condition set out in Quitclaim Deeds of record in Instrument Nos. 20100722-0057467 and 20100722-0057468; and Restrictions of record as Instrument No. 20131101-0113589; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

BILL GARRETT, Davidson County
Trans: T20160087041 DEEDWARR
Recvd: 10/04/16 09:58 2 pgs
Fees: 13.00 Taxes: 1572.50
20161004-0104330

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

|CONTINUED ON FOLLOWING PAGE|

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Laura E. Sentivany
Laura E. Sentivany

Andrew O'Neill

STATE OF Tennessee)
COUNTY OF Davidson)

RALPH MULLENAX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Laura E. Sentivany**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 5th day of August, 2016.

NOTARY PUBLIC

My Commission Expires:
7/8/19

STATE OF Tennessee)
COUNTY OF Davidson)

RALPH MULLENAX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Andrew O'Neill**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 5th day of August, 2016.

NOTARY PUBLIC

My Commission Expires:
7/8/19

This deed is prepared with information provided by Stellemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.