BILL GARRETT, Davidson County
Trans:T20170036260 DEEDWARR
Recvd: 05/01/17 08:57 2 pgs
Fees:13.00 Taxes:1764.90
20170501-0042202

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Niels Vass Johnsen and Sarah Anne Johnsen, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua David Silverberg and Michaela Irene Silverberg, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Duncanwood, of record in Book 1424, page 139, Register's Office for said County to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Niels Vass Johnsen and Sarah Anne Tysoe, both unmarried, by deed from Jane M. Crawford Lemar and husband Brian Lemar, dated May 8, 2012, of record in Instrument No. 20120510-0040690, Register's Office for Davidson County, Tennessee. Sarah Anne Johnsen fka Sarah Anne Tysoe is now married to Niels Vass Johnsen.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1112 Brookmeade Drive, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of April, 2017.

Niels Vass Johnsen

Sarah Anne Johnsen

State of Tennessee)
County of Davidson)

On this 27th day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Niels Vass Johnsen and Sarah Anne Johnsen, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON TN DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 477,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of April, 2017.

Notary Public

My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joshua Silverberg 1112 Brookmeade Drive Nashville, TN 37204	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	131-4-0-255.00