WARRANTY DEED

Julie Hamilton
State of Tennessee Notary Public
Davidson County

O-VRES-17-2524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis Ball **Colleen Ball and Thomas Ball**	Same as New Owner	
(NAME) **2524 Lakevilla Drive**	(NAME)	**149-03-0D-004.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA D. SILVERBERG AND MICHAELA SILVERBERG, HUSBAND AND WIFE, AND SCOTT SILVERBERG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS BALL, AN UNMARRIED MAN AND COLLEEN BALL AND THOMAS BALL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of Final Plat of Edge-O-Lake Subdivision, Section 2 of record in Plat at Instrument No. 20060912-0112736, 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 Joshua D. Silverberg and Michaela Silverberg, husband and wife and Scott Silverberg, married, as tenants in common with right of survivorship by Warranty deed from CRJ Partnership of record in Instrument No. 20090127-0007040 Register's Office for Davidson County, Tennessee, dated January 07, 2009 and recorded on January 27, 2009.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20060912-0112736, Register's Office of Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page (s) 15 and 16 and plat Book 6250, Page(s) 391 and 392, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 3679, Page 279, in the Register's Office for Davidson County, Tennessee;
- Stormwater detention agreement of record in Instrument Number 20060810-0098629, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary sewer and/or storm drainage, water mains of record in Instrument Number 20060810-0098639, in the Register's Office for Davidson County, Tennessee;
- Drainage easement of record in Instrument Number 20041020-0126113, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 3908, Page 161 and Instrument No. 20020404-0041470, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20090127-0007040 in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2524 Lakevilla Drive , Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20170038525 DEEDWARR
Recvd: 05/05/17 14:44 2 pgs
Fees:13.00 Taxes:777.00
20170505-0044987

Witness my/our hand(s) this the 1st DAY OF MAY, 2017.

Joshua D. Silverberg

Michaela Silverberg

Scott Silverberg by Joshua Silverberg, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA D. SILVERBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAELA SILVERBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Silverberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SCOTT SILVERBERG, and who acknowledged he/she/they executed the same as the free act and deed of the said SCOTT SILVERBERG.

Witness my hand and official seal, this the 1st of May, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212