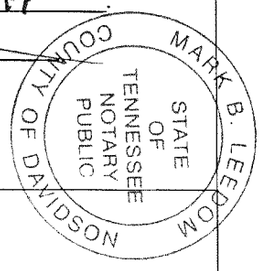
Davidson County DEEDWARR Recvd: 06/16/17 15:35 3 pgs Fees:18.00 Taxes:832.50 **20170616-0060841**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $225,000.00 225,000.00 Affiant Subscribed and sworn to before me, this 14th day of June 2017. Notary Public My commission expires: 9/11/17



THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yeshimebet D. Takele **Jejaw Goshu**	**New Owner**	**06016011600**
3736 Waterford Way	3736 Waterford Way	
Antioch, TN 37013	Antioch TN 37013	

FOR AND IN 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 ACKNOWLEDGE, WE,

George E. Silverman and wife, Shirley P. Silverman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yeshimebet D. Takele, unmarried, and Jejaw Goshu, unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 24 on the Plan of Joywood Heights, Section 3, not of record, described according to survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the Easterly line of the Bransford Realty Company property at a point 545.6 feet North of the Northerly line of the Plan of Joywood Heights, Section 2, as of record in Book 1130, pages 92 and 93, Register's Office for said County, being the corner of Lots Nos. 24 and 25; thence with the Easterly line of said Bransford Realty company property North 1 deg. 15' East 168 feet to the corner of Lots Nos. 23 and 24; thence with the line between said two lots South 81 deg. 30' East 780 feet to the Westerly margin of Jones Avenue; thence with said Avenue Southwardly 167 feet to the corner of Lots Nos. 24 and 25; thence with the line between said tow lots North 81 deg. 30' West 758 feet to the beginning, containing 2.94 acres, more or less.

Being the same property conveyed to Ersel Elmore Silverman and wife, Penno Elizabeth Silverman, by Warranty Deed from Allen Dobson and wife, Martha Ballard Dobson, dated June 7, 1947, Register's Office for Davidson County, Tennessee. The said Ersel Elmore Silverman having since died on January 16, 1971, vesting title to property in Penno Elizabeth Silverman by virtue of tenancy by the entirety. Penno Elizabeth Silverman died intestate on September 5, 1984, leaving three issue as heirs: George E. Silverman, Ewin E. Silverman, and Charles Richard Silverman. The said Charles Richard Silverman died on May 8, 2007, being survived by wife, Kitty Temple Silverman, son Charles Richard Silverman, Jr., and daughter Joyce Marie Silverman. The said Charles Richard Silverman, Jr. died on September 19, 2008, leaving no issue.

By Quitclaim Deed dated January 23, 2013, of record as Instrument No. 20130123-0007400, Register's Office for Davidson County, Tennessee, Ewin E. Silverman conveyed his interest in subject property to George E. Silverman and wife, Shirley P. Silverman.

20170616-0060839

See also Affidavit of Heirship re: Penno Elizabeth Earls Silverman being filed for record simultaneously herewith, and Quitclaim Deed from Kitty Temple Silverman and Joyce Marie Silverman to George E. Silverman and wife, Shirley P. Silverman also being filed for record simultaneously herewith. 20170616-0060840

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2732 Jones Avenue, Nashville, TN 37207.

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 in 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.

Witness my/our hand(s) this 14th day of June 2017.

George E. Silverman

George E. Silverman

Shirley P. Silverman

Shirley P. Silverman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, George E. Silverman and Shirley P. Silverman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

COUNTY OF DAVIDSON MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

