BILL GARRETT, Davidson County
Trans:T20170066778 DEEDWARR
Recvd: 08/03/17 09:31 2 pgs
Fees:13.00 Taxes:1110.00
20170803-0079086

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Open Door Properties LLC 4301 Hillsboro Pike, Suite 101 Nashville, TN 37215	New Owner	103-08248.00

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, I/we, **Beverly Silverman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Open Door Properties LLC, a Tennessee limited liability company,** hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "H" on the Plan of Cherokee Park, Section No. 2 of record in Plat Book 547, Page 175 and 176, 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 Perry Silverman and Beverly Silverman, a one-half (1/2) undivided interest each by Warranty Deed from Lucille Estrin, a widow of record in Book 3948, Page 221, Register's Office for Davidson County, Tennessee, dated October 14, 1965 and recorded on October 19, 1965; and

Being the same property conveyed to Beverly Silverman and Irvin Silverman, in equal shares, as Tenants in Common by Administrator's Quitclaim Deed from Irvin Silverman, as Administrator of the Estate of Perry Silverman, deceased of record in Book 10639, Page 787, Register's Office for Davidson County, Tennessee, dated October 08, 1997 and recorded on October 08, 1997.

Affidavit of Heirship recorded in Instrument No. 20021217-0155366 states Irvin Silverman died December 24, 2001, leaving Beverly Silverman sole owner of said property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 405 North Wilson Boulevard, Nashville, Tennessee 37205

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.

Witness my/our hand(s) this 2nd day of August, 2017.

Beverly Silverman by Leslie S Stillman attorney in fact

Beverly Silverman by Leslie S. Stillman as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Leslie S. Stillman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Beverly Silverman, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Beverly Silverman, the bargainor, by the said Leslie S. Stillman, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of August, 2017.

Notary Public

John M. Wells
State
of
Tennessee
Notary
Public
Davidson County

My Commission Expires: 5/6/2019