WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF Tennessee
COUNTY OF Davidson

$485,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$480,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard B. Kent	New Owner	129 01 0 015.00
(NAME)	(NAME)	
6600 Jocelyn Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 40551 **DEEDWARR**
12/21/2017 02:34:55 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20171221-0130218

FOR AND 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 ACKNOWLEDGED, WE, **David Scott Silverstein, Steve Allen Silverstein, and John Samuel Silverstein , owners of a one-third (1/3) undivided interest each as tenants in common, as the Heirs-at-Law of Clara R. Silverstein, deceased**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard B. Kent and Kristin G. Kent, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 949 on the Plan of West Meade Farms, Inc., Section XV, as of record in Book 2663, pages 54 and 55, Register's Office for said County.

Said Lot No. 949 fronts 209.1 feet on the westerly side of Jocelyn Hollow Road as measured around a slight curve, and runs back between lines, 413.7 feet on the southerly line and 365.1 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 64.5 feet.

Being the same property conveyed to Harry Silverstein and wife, Clara R. Silverstein, by Warranty Deed from John W. Wells and Wife, Jean F. Wells filed for record 04/17/1961 in Book 3219, Page 341, Register's Office for Davidson County Tennessee. The said Harry Silverstein predeceased Clara R. Silverstein, who died on June 1, 2017 and the property was inherited by Grantors herein as her heirs at law. See Affidavit of Heirship of record in Instrument No. 20171221-0130215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6600 Jocelyn Hollow Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of December, 2017.

David Scott Silverstein
by Ernest D Bennett, ATTY-IN-FACT
David Scott Silverstein
By: Ernest D. Bennett, III, Attorney in Fact

Steve Allen Silverstein
by Ernest D Bennett, ATTY-IN-FACT
Steve Allen Silverstein
By: Ernest D. Bennett, III, Attorney in Fact

John Samuel Silverstein
John Samuel Silverstein

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ernest D. Bennett, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named David Scott Silverstein and Steve Allen Silverstein and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 15th day of December, 2017.

Notary Public
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

State of Tennessee
County of Davidson

On this 15th day of December, before me, a Notary public in and for said County and State, personally appeared John Samuel Silverstein, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual (s) free act and deed.

Notary Public
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019