Bill Garrett Davidson County
Batch# 53289 DEEDWARR
01/31/2018 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $17,959.76
20180131-0009628

#34029

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34029-11-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,853,990.00. Affiant Subscribed and sworn to before me this 30th day of January, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Mary McEniry McFerrin Silva 4405 Iroquois Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 07 0 010 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David T. Vandewater and wife, Phyllis B. Vandewater** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary McEniry McFerrin Silva, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4405 Iroquois Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of January, 2018.

David T. Vandewater

Phyllis B. Vandewater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David T. Vandewater and Phyllis B. Vandewater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in the City of Belle Meade, Metropolitan Nashville and Davidson County, Tennessee, as follows:

Being Lot 13 and Lot 15 and the easterly one-half of Cherokee Circle (now closed) on the plat of "A subdivision of LOTS 12 & 13 and Resubdivision of LOTS 10 & 11 of Belle Meade Plan 2" in the City of Belle Meade, and of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee, and being further described according to a survey dated, March 24, 1990, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor (Number 177, and whose address is 3608 Central Avenue, Nashville, Tennessee) as follows:

Beginning at an iron pipe in the south margin of Iroquois Avenue being the northeast corner of the herein described Lot 13, and said iron pipe being located 400.00 feet west of the west margin of Westview Avenue; thence South 0° 35' 35" East 266.00 feet to an iron pipe, being the common rear corner of Lot 192 and Lot 193 on the subdivision of "Part of Royal Oaks Land Co.'s Subdivision of The Baker Tract" of record in Plat Book 421, page 103, Register's Office for Davidson County, Tennessee; thence with the west line of said Lot 193, South 2° 16' 35" East 134.00 feet to an iron pipe on the east side of the old Belle Meade Farm rock wall and said iron pipe being the southeast corner of Lot 15 described herein; thence with the south line of said Lot 15 and the north line of Lot 14, North 88° 30' 30" West 219.40 feet to an iron pin; thence North 88° 30' 30" West 5.60 feet to a point; thence North 1° 10' 05" West 400.00 feet to an iron pin in the south margin of Iroquois Avenue, being the common front corner of the herein described Lot 13 and Lot 12 on the above-mentioned plat of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee; thence with the south margin of said Iroquois Avenue, South 88° 30' 00" East 225.00 feet to the point of beginning; and containing 2 acres, more or less.

Being the same property conveyed to David T. Vandewater and wife, Phyllis B. Vandewater, as equal tenants in common by Quitclaim Deed dated February 10, 2006 from Michael D. Sontag of record as Instrument Number 20060302-0023961, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 130 07 0 010 00.
2. Belle Meade City taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No.: 130 07 0 010 00.
3. All matters appearing on the Plan of record as Book 421, page 112, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer granted to The City of Belle Meade of record in Book 5787, page 382, Register's Office for Davidson County, Tennessee.
5. Easement for Utility Easements retained in Ordinance 51-8 City of Belle Meade.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

