WARRANTY DEED

Bill Garrett Davidson County
Batch# 122432 DEEDWARR
07/30/2018 03:49:52 PM 2 pgs
Fees: $13.00 Taxes: $580.90

20180730-0074299

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

B-ELAM-18-3130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Mark S. Hamilton	**New owner**	
(NAME)	(NAME)	**096-11-0-032.00**
505 Lake Valley Ct.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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, **JOSEPH SILVIA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK S. HAMILTON,** 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. 576 on the Plan of Cloverhill, Section VIII of record in Plat Book 2331, Page 10 and 11, 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 Karen M. Silvia and Margaret A. Silvia, unmarried persons, as tenants in common with right of survivorship by Warranty deed from Dennis S. Smith and wife, Gaylene Smith of record in Book 9357, page 710, Register's Office for Davidson County, Tennessee, dated May 24, 1994 and recorded on May 26, 1994. Margaret A. Silvia, having since died on March 21, 2008, leaving the said Karen M. Silvia as surviving tenant by the entirety. Karen M. Silvia, having since died on March 27, 2018, leaving Joseph Silvia the sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20180718-0069972, Register's Office for Davidson County, Tennessee and as further noted in Case No. 18P-632, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 10 and 11, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2145, Page 262, amended in Book 2334, Page 307, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 2338, Page 577, in the Register's Office for Davidson County, Tennessee.
- Electric Permit for Detached Structure of record in Book 8599, Page 666, 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: **3130 Cloverwood Dr., Nashville, Tennessee 37214**.

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.

Witness my/our hand(s) this the 25th DAY OF JULY, 2018.

Joseph Silvia by Carol Galinelli, Attorney in Fact

Joseph Silvia by Carol Galinelli, Attorney in Fact

STATE OF Rhode Island

COUNTY OF Bristol

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL GALINELLI, 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 JOSEPH SILVIA as evidenced by Power of Attorney of record in Instrument No. 20180522-0048843, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH SILVIA.

Witness my hand and official seal, this the 25 of July, 2018.

Notary Public
My Commission Expires: 3-25-22
(SEAL)

ELIZABETH A. ST. OURS NOTARY PUBLIC RHODE ISLAND

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