Karen Y Johnson Davidson County
Batch# 150107 DEEDWARR
10/09/2018 11:18:11 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20181009-0099989

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $330,000.00 Affiant Subscribed and sworn to before me, this the 4th day of October, 2018. Notary Public My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Miles Jordan Silverstein	New Owner	
2501 B North 16th Street		072-14-1M-002.00-CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RAJESH NAIR, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILES JORDAN SILVERSTEIN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2501 16th Street, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record as Instrument No. 20170112-0003971 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Ernestine B. Bowers, unmarried by Warranty deed from Jackson Brumley of record in Instrument No. 20010723-0077712 Register's Office for Davidson County, Tennessee, dated July 12, 2001 and recorded on July 23, 2001.

Being a portion of the same property conveyed to Ernestine B. Bowers Revocable Living Trust by Quit Claim deed from Ernestine B. Bowers, unmarried of record in Instrument No. 20111209-0096306 Register's Office for Davidson County, Tennessee, dated December 07, 2011 and recorded on December 09, 2011.

Being a portion of the same property conveyed to Kelly Franklin Sanders, Trustee of the Kelly Franklin Sanders Trust by Trustee's Quit Claim deed from Kelly Franklin Sanders, Successor Trustee of the Ernestine B. Bowers Revocable Living Trust, dated July 25, 2011 of record in Instrument No. 20130905-0093955 Register's Office for Davidson County, Tennessee, dated August 21, 2013 and recorded on September 05, 2013.

Being a portion of the same property conveyed to Torque Development, LLC by Warranty deed from Kelly Franklin Sanders, Trustee of the Kelly Franklin Sanders Trust of record in Instrument No. 20161207-0128720 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 07, 2016.

Being a portion of the same property conveyed to Rajesh Nair by Quit Claim deed from Torque Development Group, LLC, Tennessee Limited Liability Company of record in Instrument No. 20161207-0128721 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 07, 2016.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2501 B North 16th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of October, 2018.

Rajesh Nair

RHONDA C. GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-29-2020

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rajesh Nair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 4th day of October, 2018.

Rhonda C. Gilliam
Notary Public

My Commission Expires:

02 | 29 | 2020