WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE this 19 day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23 (AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 207629 DEEDWARR
03/19/2019 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,438.56
20190319-0025003

File No.: ALW-19-2211

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lora Laverty, Trustee of the Natchez Trust dated March 12, 2019	New Owner	104-15-0-006.00
(NAME)	(NAME)	
27 E. Scott St.	27 E. Scott St.	
(ADDRESS)	(ADDRESS)	
Chicago, IL 60610	Chicago, IL 60610	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **SILLERS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LORA LAVERTY, TRUSTEE OF THE NATCHEZ TRUST DATED MARCH 12, 2019**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Real estate located in Davidson County, Tennessee, to wit:

Being the Northeasterly part of Lot No. 75 on the plan of Bransford Realty Company's subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for said County, and described as follows:

Beginning at the Southwest corner of 28th Avenue South and an alley, which bounds said Lot on the Northwest, being the Northeast corner of said Lot No. 75; thence with the Westerly margin of said Avenue Southerly 78.9 ft. to a point; thence Westerly 161 feet, more or less, to a point 185.4 feet more or less, Southwesterly from the beginning point on the Southeasterly margin of said Alley; thence with the Southeasterly margin of said alley, Northeasterly 185.4 feet, more or less, to the beginning.

Being the same property conveyed by Quitclaim Deed from Robert Sillers to Sillers Properties, LLC, a Tennessee Limited Liability Company as recorded on the 10th day of May, 2004 in Instrument No. 20040510-0053151; Last Will and Testament of Molly Sillers in Instrument No. 20120419-0033602 and Warranty Deed from Lisa L. Wyatt, married to Robert Sillers and wife, Molly Sillers as recorded on the 4th day of March, 1997 in Deed Book 10366, Page 857, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2211 NATCHEZ TRACE, NASHVILLE, TN 37212
(House Number) (Street) (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 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 15 day of March, 2019.

SILLERS PROPERTIES, LLC, a Tennessee limited liability company

Tia Sillers

BY: TIA SILLERS
ITS: MEMBER

Tia Sillers, Executrix of the Estate of Robert Sillers, Member

BY: TIA SILLERS, EXECUTRIX OF THE ESTATE OF ROBERT SILLERS
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 15 day of March, 2019, before me personally appeared TIA SILLERS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of SILLERS PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15 day of March, 2019.

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/5/20

STATE OF Tennessee
COUNTY OF Davidson

On this the 15 day of March, 2019, before me personally appeared Tia Sillers, Executrix of the Estate of Robert Sillers, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15 day of March, 2019.

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/5/20

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)