File Box 8



Karen Johnson Davidson County
Batch# 217081 **DEEDWARR**
04/12/2019 01:15:21 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00

20190412-0033649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Kathryn Silverstein and Edith Cloyd | Iberia Bank | 105140T00200CO |
| (NAME) | (NAME) | |
| 2212 Grantland Ave | 12719 Cantrell Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Little Rock, AR 72223 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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,

**TAYLOR MADE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KATHRYN WARNER SILVERSTEIN AND SPOUSE, EDITH ELLEN CLOYD,**

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:

Land in Davidson County, Tennessee, Being Unit B of Grantland Villa Townhome Association as shown on Exhibit C to Declarations of Covenants Conditions and Restrictions for Grantland Villas Townhome Association of record in Instrument No. 20180215-0014939, Register's Office for Davidson County, Tennessee, reference hereby made for a more particular description of said property.

Being part of the same property conveyed to Taylor Made Development, LLC, a Tennessee Limited Liability Company by Deed dated February 5, 2018 from Key City Properties, LLC, A Tennessee Limited Liability Company, recorded February 13, 2018, in Instrument Number 20180213-0014141, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2212 Grantland Avenue, Nashville, TN 37204

LT&E File #15454

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 my/our hand(s) this 9th day of April, 2019

Taylor Made Development, LLC, a Tennessee Limited Liability Company

By: _____
Stephen Bock, Sole Member

STATE OF CALIFORNIA
COUNTY OF _____

Before me, a Notary Public, of the state and county mentioned, personally appeared Stephen Bock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Taylor Made Development, LLC, the within named bargainor, a Limited Liability Company, and that such Stephen Bock as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this ____ day of April, 2019.

_____
Notary Signature

My commission expires:_____

See Attached
Acknowledgment →

LT&E File #15454

# CALIFORNIA NOTARY ACKNOWLEDGMENT

For An Individual Acting In His/Her Own Right:

> A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
) ss.
County of Los Angeles )

On 4/9/19 before me, Taieb Habib Notary Public, personally appeared Stephen Bock

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

[NOTARIAL SEAL]

Taieb Habib
Print Name




My commission expires: 11/18/22

HEL6850CA (1/15)