Karen Johnson Davidson County
Batch# 219479 DEEDWARR
04/18/2019 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190418-0035797

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0605

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$347,000.00~~ $360,000.00 PS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas C. Distefano and JoAnn Distefano 713 Stirrup Court Nashville, TN 37221	F&M Bank ISAOA/ATIMA PO BOX 451 Clarksville, TN 37041	142-03-0-014.00

WARRANTY DEED

FOR AND IN 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, I,

Lisa Miriam Silver, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas C. Distefano and JoAnn Distefano, husband and wife

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 Lot No. 352 on the Plan of Walnut Hill Manor, Section 1 of record in Plat Book 4460, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with a permanent Driveway Easement (appurtenant to Lot No. 352) extending over a portion of neighboring Lot No. 353 of Walnut Hill Manor, Section 1, said easement of record in Book 7210, Page 875, said Register's Office.

Being the same property conveyed to Lisa Miriam Silver, a single person by Warranty deed from Rupert Oysler and spouse, Linn Oysler of record in Book 9182, page 640, Register's Office for Davidson County, Tennessee, dated November 30, 1993 and recorded on December 10, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 713 Stirrup Court, Nashville, TN 37221

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 so

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

Herbert Clayton Ivey, spouse of Lisa Miriam Silver, joins in this conveyance for the purpose of quitclaiming any and all interest, including marital interest that he may have in this property.

Dated this the 17th day of April, 2019.

Lisa Miriam Silver

Herbert Clayton Ivey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Miriam Silver and Herbert Clayton Ivey** 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 and official seal at Brentwood, Tennessee this 17th day of April, 2019.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-6-19

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY