WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 328,000.00 .

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Affiant

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

Notary Public

COMMISSION EXPIRES: 01-23-23

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsay Nicole Redman Emilio Sanchez Rivera (NAME)	Same (NAME)	103-03-0-019.00
5522 Bon Air Circle (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (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, **Tim J. Villager and wife, Nyla J. Villager, a one-half (1/2) undivided interest, as tenants by the entireties and Jeffrey A. Silbar, a married man, a one half (1/2) undivided interest, as tenant in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay Nicole Redman, an unmarried woman and Emilio Sanchez Rivera, an unmarried man, as tenants in common with the right of survivorship, HEREINAFTER** CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 105, Section 2, Richland Meadows, as of record in Book 2083, Page 72, said Register's Office, to which plan reference is herein made for a more complete description.

Being the same property conveyed to Tim J. Villager and wife, Nyla J. Villager, a one-half (1/2) undivided interest, as tenants by the entireties and Jeffrey A. Silbar, a married man, a one half (1/2) undivided interest, as tenant in common by Deed dated January 4, 2018 from Tim J. Villager and wife, Nyla J. Villager, recorded January 5, 2018, in Instrument Number 201801050001777, in the Register's Office for Davidson County, Tennessee.

The above grantors are married but the above described property was never used as the primary residence.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5522 Bon Air Circle (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

Karen Johnson Davidson County
Batch# 226401 **DEEDWARR**
05/06/2019 11:41:21 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20190506-0042172

File No.: 1024-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 18th day of April, 2019.

Jeffrey A. Silbar, by Anthony N. Greco, Attorney in Fact
Jeffrey A. Silbar
By: Anthony N. Greco, Attorney in Fact

Tim J. Villager

Nyla J. Villager

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Tim J. Villager, and Nyla J. Villager, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18th day of April, 2019.

Commission Expires: 1/3/22

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anthony N. Greco with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Jeffrey Silbarand being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he executed the foregoing instrument as his free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 18th day of April, 2019.

My Commission Expires: 1/3/22

Notary Public

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022