Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0838

Karen Johnson Davidson County
Batch# 229396 **DEEDWARR**
05/14/2019 08:47:54 AM 2 pgs
Fees: $13.00 Taxes: $2,081.25

20190514-0045012

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,500.00

Affiant

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

Notary Public

Commission Expires: 7/6/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steve Wagner and Erica Wagner 1909B Truett Avenue Nashville, TN 37206	NEW OWNER	083-06-0M-002.00-CO

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/WE,

Josh Silberman, a single man

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

Steve Wagner and Erica Wagner, a married couple

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, as shown in the Declaration of Covenants, Conditions and Restrictions for The Estates at Truett Place of record in Instrument Number 20140320-0023052, and amended in 2014023-0098019, 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 the same property conveyed to Benjamin Delcarmen and Sandra Rochelle, husband and wife by Warranty deed from JGLAC, GP of record in Instrument No. 20141103-0101023 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 03, 2014. (Value of consideration shown in aforementioned deed $460,000.000.)

Being the same property conveyed to Josh Silberman, an unmarried man by Warranty deed from Benjamin Delcarmen and Sandra Rochelle, husband and wife of record in Instrument No. 20181024-0105482 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on October 24, 2018.

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: 1909B Truett Avenue, Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-1909B

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.

Dated this the ~~10th~~ 8 day of May, 2019.

Josh Silberman

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Silberman** ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this ~~10th~~ 8th day of May, 2019.

G. Keshishyan, Notary Public
Notary Public
My Commission Expires: 04/20/2021

(Notary Seal)

G. KESHISHYAN
COMM. #2187864
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 20, 2021