Karen Johnson Davidson County
Batch# 265362 DEEDWARR
08/01/2019 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20190801-0076294

34856

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34856-06-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2019. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Paula Michelle Oakley 3712 Princeton Avenue Nashville, TN 37205	US Bank Home Mortgage 7601 Penn Ave S., Ste A1 Richfield, MN 55423	Map and Parcel No.: 104 05 0 175 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tia Maria Sillers and Reed Franklin Sillers, devisees under the Last Will and Testament of Robert Sillers, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paula Michelle Oakley, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3712 Princeton Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2019.

Tia Maria Sillers, Devisee

Tia Maria Sillers, Devisee

Reed Franklin Sillers, Devisee, by Tia Maria Sillers, his Attorney-in-fact

Reed Franklin Sillers, Devisee, by Tia Maria Sillers,
his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 29th day of July, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary ~~Public~~

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tia M. Sillers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Reed Franklin Sillers, and she is authorized by Reed Franklin Sillers to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of July, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCT

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 and the westerly part of Lot No. 2 of J.D. Torry's Subdivison of Lot 411 and 503 of the Richland Realty Company's Division "C" as of record in Book 421, page 186, Register's Office for said County, described as follows:

Beginning on the northerly margin of Princeton Avenue at the southwest corner of said Lot No. 1, being the corner of Original Lots 411 and 412; thence with the wsesterly line of said Lot No. 1 northerly 230 feet to the southerly margin of an alley 30 feet wide; thence with the southerly margin of said alley easterly 35 feet to a point 7 1/2 feet easterly from the corner of Lots Nos. 1 and 2 of said alley; thence in a southerly direction 205 feet, more or less, to a point on the northerly margin of Princeton Avenue 11 feet easterly from the corner of said Lots Nos.1 and 2; thence with the northerly margin of said Avenue westerly 61 feet to the beginning.

Being the same property conveyed to Robert Sillers, unmarried and Tia Maria Sillers, married as tenants in common by deed dated September 14, 2004 from Carolyn J. Elam, unmarried of record in Instrument No. 20040917-0112110, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 8, 2005 of record in Instrument No. 20050609-0066304, Register's Office for Davidson County, Tennessee, Robert Sillers, unmarried and Tia Maria Sillers, married conveyed subject property to Joseph V. Ferrelli, Trustee, who subsequently conveyed subject property to Robert Sillers, unmarried. Robert Sillers having since died on August 14, 2018 leaving a Last Will and Testament filed for Probate in Docket No. 18P1505, Probate Court for Davidson County, Tennessee, and in Instrument No. 20181015-0101844, Register's Office for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Tia Maria Sillers and Reed Franklin Sillers.

Together with a Joint Driveway Easement Agreement more particularly described in Instrument of record in Book 9433, page 149, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104 05 0 175 00.
2. All matters appearing on the Plan of record as Book 421, page 186, Register's Office for Davidson County, Tennessee.
3. Easement for fence and driveway of record in Book 7737, page 280, Register's Office for Davidson County, Tennessee.
4. Joint Driveway Easement Agreement of record in Book 9433, page 149, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

