WARRANTY DEED

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-23-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrea K. Holman	Same As New Owner	
(NAME)	(NAME)	
558 Huntington Parkway	558 Huntington Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Nathan K. Silva and wife, Kirsten A. Vascik-Silva,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephanie N. Schoer, a single woman, and Andrea K. Holman, a single woman,** hereinafter called the GRANTEE(S), his/her/their 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. 327, on the plan of SECTION THREE, HUNTINGTON PARK, of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nathan K. Silva and wife, Kirsten A. Vascik-Silva by Warranty Deed dated 07/27/2015 from Jonathan R. Outlaw, unmarried of record in Instrument 201507290074359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 4460, Page 68,and (2) Restrictions of record in Book 4577, Page 789, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 558 Huntington Parkway, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 267278 DEEDWARR
08/06/2019 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20190806-0077851

File No.: 476257
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of August, 2019.

Nathan K. Silva

Kirsten A. Vascik-Silva

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan K. Silva and Kirsten A. Vascik-Silva, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of August, 2019.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

