Karen Johnson Davidson County
Batch# 501439 DEEDWARR
10/26/2020 09:48:30 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20201026-0123600

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014000

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 day of October, 2020 NOTARY PUBLIC My commission expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MAR 8, 2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua M. Silvis and Kylie Silvis 1745 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0-A-166.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Thirty Thousand and 00/100 Dollars ($630,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS HARGRAVE CABELL JR.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSHUA M. SILVIS AND WIFE, KYLIE SILVIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Summit at The Woodlands, Phase 2, Cluster Lot Subdivision, as shown on the plat of record in Instrument #20170724-0074740, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Thomas Hargrave Cabell, Jr. from Woodlands Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated September 28, 2017, and recorded November 22, 2017 in Instrument #20171122-0119932, said Register's Office

The address of the herein described property is believed to be 1745 Boxwood Drive , Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20 day of October, 2020.

THOMAS HARGRAVE CABELL JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thomas Hargrave Cabell Jr., 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 seal, this the 20 day of October, 2020.

Notary Public
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
11/16/2022
COUNTY OF DAVIDSON

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY