Karen Johnson Davidson County
Batch# 543050 DEEDWARR
12/29/2020 09:52:32 AM 8 pgs
Fees: $43.00 Taxes: $2,812.00
20201229-0153935

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 (615) 383-0711 FTEC File No. 35888	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $760,000.00 Affiant Subscribed and sworn to before me, this 15 day of December, 2020. Notary Public My Commission Expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

WARRANTY DEED

Address New Owner(s): Martin D. Silverman, d/b/a Silmar Company P.O. Box 50378 Nashville, TN 37205	Send Tax Bills to Martin D. Silverman, d/b/a Silmar Company P.O. Box 50378 Nashville, TN 37205	Tax Information: 015-00-0-050.00

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, **PAMELA DIANE ENNIS ANDERSON as to a 15% interest, CARMEN JONES as to a 15% interest, , IRIS AUDREY ENNIS as to a 5% interest, DANIEL ROSS ENNIS as to a 5% interest, DEBORAH LYNN ENNIS GLEASON, formerly known as DEBORAH LYNN ENNIS BENNET as to a 5% interest, DONNA JO ENNIS HOPKINS as to a 5% interest, LISA RENEE ENNIS ARRINGTON as to a 20% interest, CYNTHIA LYNN SMITH as to a 15% interest, DUSTIN DELONEY as to a 7.5% interest, and AMBUR DELONEY as to a 7.5% interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARTIN D. SILVERMAN, d/b/a SILMAR COMPANY** ("Grantee"), its successors, 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 7368 Whites Creek Pike, Joelton, Tennessee, 37080.

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 this 15th day of December, 2020.

Pamela Diane Ennis Anderson

PAMELA DIANE ENNIS ANDERSON

Carmen Jones By Pamela Diane Ennis Anderson, Attorney-In-Fact

CARMEN JONES by Pamela Diane Ennis Anderson, Attorney-in-Fact

Iris Audrey Ennis By Pamela Diane Ennis Anderson Attorney-In-Fact

IRIS AUDREY ENNIS by Pamela Diane Ennis Anderson, Attorney-in-Fact

Daniel Ross Ennis By Pamela Diane Ennis Anderson, Attorney-In-Fact

DANIEL ROSS ENNIS by Pamela Diane Ennis Anderson, Attorney-in-Fact

Deborah Lynn Ennis Gleason By Pamela Diane Ennis Anderson, Attorney-In-Fact

DEBORAH LYNN ENNIS GLEASON, formerly known as Deborah Lynn Ennis Bennett, by Pamela Diane Ennis Anderson, Attorney-in-Fact

Donna Jo Ennis Hopkins By Pamela Diane Ennis Anderson, Attorney-In-Fact

DONNA JO ENNIS HOPKINS by Pamela Diane Ennis Anderson, Attorney-in-Fact

Lisa Renee Ennis Anderson By Pamela Diane Ennis Anderson, Attorney-In-Fact

LISA RENEE ENNIS ARRINGTON by Pamela Diane Ennis Anderson, Attorney-in-Fact

Cynthia Lynn Smith By Pamela Diane Ennis Anderson, Attorney-In-Fact

CYNTHIA LYNN SMITH by Pamela Diane Ennis Anderson, Attorney-in-Fact

Dustin Deloney By Pamela Diane Ennis Anderson, Attorney-In-Fact

DUSTIN DELONEY by Pamela Diane Ennis Anderson, Attorney-in-Fact

Amber Deloney By Pamela Diane Ennis Anderson, Attorney-In-Fact

AMBUR DELONEY by Pamela Diane Ennis Anderson, Attorney-in-Fact

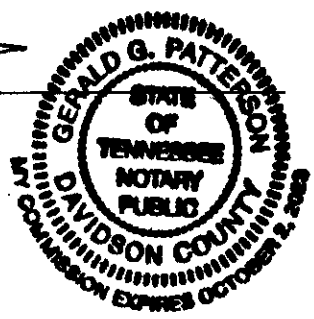
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Diane Ennis Anderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2020.

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, Pamela Diane Ennis Anderson, with whom I am personally acquainted 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 Carmen Jones and is authorized by Carmen Jones to execute this instrument on her behalf.

Witness my hand and seal, at office, this 15th day of December, 2020.

Notary Public

My Commission Expires: _____



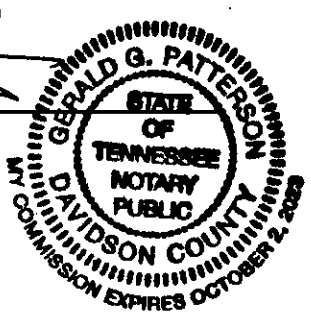
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Diane Ennis Anderson, with whom I am personally acquainted 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 Iris Audrey Ennis and is authorized by Iris Audrey Ennis to execute this instrument on her behalf.

Witness my hand and seal, at office, this 15th day of December, 2020.

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, Pamela Diane Ennis Anderson, with whom I am personally acquainted 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 Daniel Ross Ennis and is authorized by Daniel Ross Ennis to execute this instrument on his behalf.

Witness my hand and seal, at office, this 15th day of December, 2020.

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, Pamela Diane Ennis Anderson, with whom I am personally acquainted 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 Deborah Lynn Ennis Gleason, formerly known as Deborah Lynn Ennis Bennett, and is authorized by Deborah Lynn Ennis Gleason to execute this instrument on her behalf.

Witness my hand and seal, at office, this 15th day of December, 2020.

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, Pamela Diane Ennis Anderson, with whom I am personally acquainted 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 Donna Jo Ennis Hopkins and is authorized by Donna Jo Ennis Hopkins to execute this instrument on her behalf.

Witness my hand and seal, at office, this 15th day of December, 2020.

Notary Public

My Commission Expires: _____

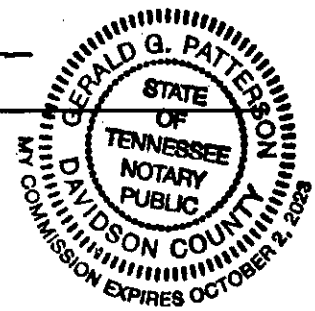
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Diane Ennis Anderson, with whom I am personally acquainted 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 Lisa Renee Ennis Arrington and is authorized by Lisa Renee Ennis Arrington to execute this instrument on her behalf.

Witness my hand and seal, at office, this 15th day of December, 2020.

Notary Public

My Commission Expires: _____



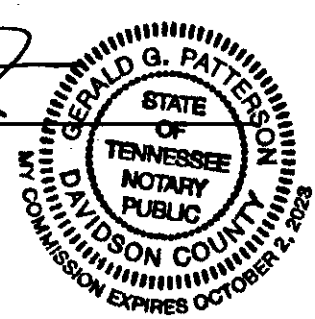
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Diane Ennis Anderson, with whom I am personally acquainted 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 Cynthia Lynn Smith and is authorized by Cynthia Lynn Smith to execute this instrument on her behalf.

Witness my hand and seal, at office, this 15th day of December, 2020.

Notary Public

My Commission Expires: _____



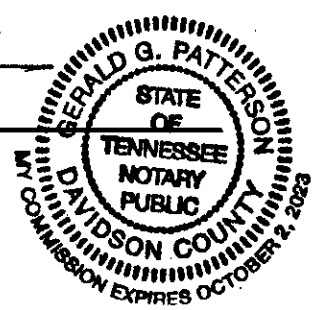
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Diane Ennis Anderson, with whom I am personally acquainted 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 Dustin DeLoney and is authorized by Dustin DeLoney to execute this instrument on his behalf.

Witness my hand and seal, at office, this 15th day of December, 2020.

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, Pamela Diane Ennis Anderson, with whom I am personally acquainted 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 Ambur DeLoney and is authorized by Ambur DeLoney to execute this instrument on her behalf.

Witness my hand and seal, at office, this 15th day of December, 2020.

Notary Public

My Commission Expires: _____



Exhibit "A"

Being a tract of land in the 14th, formerly 24th, Civil District, now the 1st, Councilmanic District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the center of Nashville and Springfield Road, State Highway 431, at the Northwest corner of the property conveyed to E.O. Neil in Book 1560, page 161, Register's Office for said County, thence along the Center of the Road North 7 degrees 15 minutes West 125 feet; thence North 87 degrees 10 minutes East 666.7 feet; thence South 22 degrees East 765 feet, more or less, to a point; thence North 88 degrees 30 minutes West 216 feet, more or less, to a stake at the Southeast corner of the property conveyed to Howard Smith in Book 1560, page 131, said Register's Office; thence along Smith's and Neil's Easterly line, North 22 degrees West 640 feet to a stake, Neil's Northeast corner; thence along Neil's line South 87 degrees 10 minutes West 450.7 feet to the beginning.

Subject to a roadway in the deeds of record in Book 268, page 175, and in Book 290, page 232, Register's Office for said County.

Being the same property conveyed to C.H. Ennis and wife, Edna Haun Ennis, by Warranty Deed from O.A. Felts and wife, Pearline Felts, dated October 18, 1948, and recorded on November 10, 1948, of record in Book 1645, page 330, Register's Office for Davidson County, Tennessee. The said C.H. Ennis having since died, leaving the said Edna Haun Ennis as the surviving tenant by the entirety. The said Edna Haun Ennis having died testate on October 19, 2004, having had her Last Will and Testament probated in Case No. 06P-1635, Seventh Circuit Court for Davidson County, Tennessee, leaving the subject property in equal shares to her sole heirs and devisees: Larry Joe Ennis; Dewey Ross Ennis; Lisa Renee Ennis Arrington, the daughter of Jimmy Dale Ennis, who predeceased the said Edna Haun Ennis; Marvin Nathan Ennis, and Linda Yvonne Ennis DeLoney. The said Larry Joe Ennis having since died testate on November 4, 2006, and having had his last Will and Testament probated in Case No. 06P-1965, Seventh Circuit Court for Davidson County, Tennessee, leaving his twenty percent (20%) interest in the subject property in equal shares to his siblings, Marvin Nathan Ennis and Linda Yvonne Ennis DeLoney, as further set forth in the Affiavit of Heirship for Larry Joe Ennis of record in Instrument No. 20201229-0153921. The said Dewey Ross Ennis having since died intestate on September 19, 2005, leaving as his sole heirs the following: Iris Audrey Ennis; Daniel Ross Ennis; Deborah Lynn Ennis Gleason, formerly known as Deborah Lynn Ennis Bennett; and Donna Jo Ennis Hopkins, as set forth in the Affidavit of Heirship for Dewey Ross Ennis of record in Instrument No. 20201229-0153924, said Register's Office. The said Jimmy Dale Ennis having predeceased the said Edna Haun Ennis on October 7, 2000, leaving as his sole heir and devisee under his Last Will and Testament Lisa Renee Ennis Arrington as set forth in the Affidavit of Heirship for Jimmy Ennis of record in Instrument No. 20201229-0153920, said Register's Office. The said Marvin Nathan Ennis having since died testate on December 21, 2012, having had his Last Will and Testament probated in Case No. CH13-CV-134, Chancery Court (Probate Division) for Robertson County, Tennessee, leaving as his sole heirs and devisees under his Last Will and Testament Pamela Diane Anderson Ennis and Carmen Jones as further set forth in the Affidavit of Heirship for Marvin Nathan Ennis of record in Instrument No. 20201229-0153922, said Register's Office. The said Linda Yvonne Ennis DeLoney having since died intestate on October 2, 2008, leaving Cynthia Lynn Smith and Gary Dean DeLoney as her sole heirs as set forth in the Affidavit of Heirship for Linda Yvonne Ennis DeLoney of record in Instrument No. 20201229-0153923, said Register's Office. The said Gary Dean DeLoney, son of Linda Yvonne Ennis DeLoney, having since died testate on June 29, 2020, leaving as his sole heirs and devisees under his Last Will and Testament Dustin DeLoney and Ambur DeLoney as set forth in the Affidavit of Heirship for Gary Dean DeLoney of record in Instrument No. 20201229-0153925, said Register's Office.

EXHIBIT "B"

Easement for Roadway, recorded in Book 268, Page 175, in the Register's Office of Davidson County, Tennessee.

Easement for Roadway, recorded in Book 290, Page 232, in the Register's Office of Davidson County, Tennessee.

Easement for Ingress/Egress, recorded in Book 4512, Page 488, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewers and Storm Drainage, recorded in Book 7589, Page 164, in the Register's Office of Davidson County, Tennessee.

Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured.

Riparian and/or littoral rights are not insured.

Easement for the flow of the waters of the Unnamed Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unnamed Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Unnamed Creek.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).